

ASSOCIATION OF BAY AREA GOVERNMENTS
REGIONAL PLANNING COMMITTEE

**CERTIFIED
TRANSCRIPT**

In Re:

REGIONAL HOUSING NEEDS ALLOCATION
Public hearing on Regional Housing Needs
Allocation (RHNA) Proposed Methodology

REPORTER'S TRANSCRIPT OF REMOTE PROCEEDINGS

Thursday, November 12, 2020

Taken before AMBER ABREU-PEIXOTO
Certified Shorthand Reporter No. 13546
State of California

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A P P E A R A N C E S

MEMBERS:

KAREN MITCHOFF, Supervisor, County of Contra Costa, Chair

CARLOS ROMERO, Director, Urban Ecology-Equity, Vice Chair

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Office of the Mayor, City and County of San Francisco

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3 County

4 NEYSA FLIGOR

Councilmember, City of Los Altos-Cities in Santa Clara
5 County

6 LORI WILSON

Mayor, City of Suisun City-Cities in Solano County

7

SUSAN ADAMS, Councilmember, City of Rohnert Park-Cities in
8 Sonoma County

9

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11 PAUL CAMPOS

Senior Vice President of Governmental Affairs, Building
12 Industry Association of the Bay Area-Housing

13 KATHLEEN CHA

Member, League of Women Voters of the Bay Area-Public
14 Interest

15 AMBER CRABBE

Public Policy Manager, San Francisco County Transportation
16 Authority-Congestion Management Authority-Special District

17 RUSSELL HANCOCK

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18

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Executive Director, Bay Area Regional Health Inequalities
19 Initiative-Public Health

20

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Councilmember, City of Martinez-Bay Area Air Quality
21 Management District

22

AL SAVAY

Community Development Director, City of San Carlos-Bay
23 Area Planning Directors Association

24

JAMES SPERING

Supervisor, County of Solano-Metropolitan Transportation
25

1 SPECIFIED REPRESENTATIVES (CONT'D):

2

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3 Mayor, City of Berkeley-President-Ex officio

4 DAVID RABBITT

5 Supervisor, County of Sonoma-Immediate Past President-Ex
officio

6

7

8

9 STAFF:

DAVE VAUTIN

10 GILLIAN ADAMS

FRED CASTRO

11 MATTHEW LAVRINETTS

MATT MALONEY

12

13

PUBLIC COMMENTERS FOR AGENDA ITEM 5A:

14 SAMUEL MUNOZ

L.W. LAKINDER

15 REYLA GRABER

16

17

PUBLIC COMMENTERS FOR AGENDA ITEM 6A:

18

CLAYTON HOLSTINE

19 PAUL FOREMAN

JOSHUA HUGG

20 GREG SCHMID

AARON ECKHOUSE

21 AMANDA BROWN-STEVENSON

RODNEY NICKENS

22 PAUL KERMOYAN

SHAJUTI HOSSAIN

23 DERRICK SAGEHORN

JUSTINE MARCUS

24 ZARINA

VICTORIA FIERCE

25 KELSEY BANES

- 1 PUBLIC COMMENTERS FOR AGENDA ITEM 6A (CONT'D):
- 2 HECKTOR MALVIDO
- 3 KEN CHAN
- 4 VICKI PARKER
- 5 SIDHARTH KAPUR
- 6 JORDAN GRIMES
- 7 SALIM
- 8 DARRELL OWENS
- 9 REYLA GRABRE
- 10 DAM DEUTSCH
- 11 KEVIN MA
- 12 CHERIE L. JENSEN
- 13 ROB NIELSEN
- 14 ADAM BUCHBINDER
- 15 JOANNA GUBMAN
- 16 ZAC BOWLING

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1 Thursday, November 12, 2020 1:34 p.m.

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3 BE IT REMEMBERED that pursuant to Notice of Public
4 Hearing, and on Thursday, November 12, 2020, commencing
5 at the hour of 1:34 p.m., remotely via webcast,
6 teleconference and Zoom, in the Bay Area Metro Center,
7 before me, AMBER ABREU-PEIXOTO, CSR No. 13546, a Certified
8 Shorthand Reporter in and for the State of California,
9 there commenced a public hearing.

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11 ---o0o---

12

13

14 P R O C E E D I N G S

15

16 (PUBLIC COMMENT ON AGENDA ITEM 5A)

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18 CHAIR MITCHOFF: Okay. Then we will go to public
19 comment.

20 Are there any members of the public who wish to
21 comment on this report?

22 COMMITTEE MEMBER ASHCRAFT: I believe we have a
23 member with his hand up.

24 CHAIR MITCHOFF: Oh. I --

25 COMMITTEE MEMBER SAVAY: Sorry about that, Madam

1 Chair.

2 So I had a question. With regard to changing
3 the -- you know, significant changes that were
4 un-forecasted when the Plan is put together, do you have
5 capability to shift, in terms of priorities and
6 implementation, based on significant changes, like the
7 pandemic response that could ripple through the economy in
8 the Bay Area for years to come?

9 MR. VAUTIN: That's a great question.

10 So, first of all, I'll note that the Blueprint
11 phase that we've been working on since last fall, we've
12 actually incorporated a number of different changes to it
13 because we made refinements to it during the course of the
14 pandemic. So a lot of the strategies were updated or
15 revised this summer, again, taking into account what we
16 know, and also what we don't know about the region's
17 future. But we were able to incorporate some of those
18 learnings into the Final Blueprint.

19 Furthermore, the Regional Birth Forecast was
20 updated to include COVID impacts and recession impacts
21 into the region's long-term trajectory. And we worked
22 closely with the state to incorporate a faster adoption
23 rate of telecommuting than previously envisioned. So
24 there's been some specific actions.

25 At the same time, this Implementation Plan phase

1 is another chance to think about, what are the key
2 priorities for the next five years? A time period that
3 will be much more heavily defined by COVID and the
4 after-effects of it, including a weaker economy.

5 And so as we think about prioritizing which
6 strategies need to come first, I think that lens, along
7 with our equity lens and some other key areas to look
8 at -- that lens is going to be really important.

9 And so, you know, we'll be encouraging
10 stakeholders, as we think about what's essential for 2021,
11 2022, et cetera, to keep that in mind.

12 COMMITTEE MEMBER SAVAY: And just (inaudible)
13 really quickly, have you -- in light of that response,
14 have you talked to some experts, in terms of forecasting
15 our futures, and things like that?

16 You're asking what stakeholder should we talk to.
17 Have you talked to some experts or academics or others, in
18 terms of looking for the future, in terms of how it
19 relates to the implementation?

20 MR. VAUTIN: Well, we're just at the -- we just
21 kicked off the Implementation Plan phase this month.

22 But I think your suggestion is well-taken that we
23 can look to engage some folks in academia or think-tanks
24 in this process.

25 COMMITTEE MEMBER SAVAY: Thank you.

1 CHAIR MITCHOFF: Okay. I know there's members of
2 the public who wish to speak. But I'm not seeing anybody
3 else in the committee who wishes to speak. All right.

4 Would -- Mr. Castro, would you call on our first
5 public speaker?

6 MR. CASTRO: Yes. Our first speaker is Samuel
7 Munoz.

8 Please un-mute yourself and go ahead.

9 MR. MUNOZ: All right. Can you hear me?

10 MR. CASTRO: Yes, sir.

11 MR. MUNOZ: Okay. Good afternoon, Madam Chair,
12 and committee members and staff.

13 A 2020 survey of the Bay Area local governments
14 asked to identify major barriers producing all the housing
15 the region needs. Shortages of skilled housing
16 construction workers was one of the top responses.

17 The Northern California Carpenters doesn't expect
18 ABAG and the MTC to design expanded training programs, but
19 the Bay Area 2050 Implementation Plan can help guide
20 jurisdictions towards best practices for local government
21 agencies and private developers, creating incentives for
22 developers and contractors to make concrete commitments to
23 recruiting, training, and retaining skilled construction
24 workers.

25 The Northern California Carpenters stand ready to

1 assist staff in developing a work plan for identifying and
2 proliferating those best practices.

3 Thank you.

4 CHAIR MITCHOFF: Thank you.

5 Is there anyone else who wishes to address us?

6 MR. CASTRO: Yes. We have one speaker with the
7 initials "L.W."

8 Go ahead.

9 L.W.: Yeah. Hi. Can you hear me?

10 MR. CASTRO: Yes, sir.

11 CHAIR MITCHOFF: Yes.

12 L.W.: Hi. My name is Lakinder, and I'm looking
13 at your strategy document.

14 I'm sorry. I haven't looked at your past
15 documents, but if the idea was to present a comprehensive
16 background as to how you came to this strategy, then I am
17 not so well-informed.

18 And I was wondering, just having couple of slides
19 is okay. But having a lot more detailed input as to what
20 the cities have -- member cities have -- who are
21 participating, given you as input, that would be good to
22 see. But I don't have any idea what's the background
23 here.

24 So thank you.

25 CHAIR MITCHOFF: Thank you.

1 Is there anyone else in the public who wishes to
2 address us? Do you see --

3 MR. CASTRO: There's one more person. Reyla
4 Graber?

5 CHAIR MITCHOFF: Ms. Graber?

6 MR. CASTRO: Reyla Graber, please un-mute
7 yourself.

8 Reyla Graber? She does not seem to be -- the
9 person is not --

10 REYLA GRABER: Can you hear me?

11 MR. CASTRO: Okay. Go ahead.

12 REYLA GRABER: Can you hear me?

13 CHAIR MITCHOFF: Yes.

14 MR. CASTRO: Go ahead.

15 REYLA GRABER: Okay. Thank you.

16 I'm going to read off a letter to you from an
17 Edward Singh, who also lives in Alameda. I'm from
18 Alameda.

19 CHAIR MITCHOFF: Ms. Graber, I want to make sure.
20 I'm going to be limiting public comment to three minutes.

21 Is the letter longer than three minutes?

22 REYLA GRABER: No. No. Uh-huh. I don't believe
23 so. One page. One type-written page.

24 Dear Regional Planning Committee, Chairperson
25 Mitchoff, and committee members. Okay. One concern that

1 arose during discussions of the recently-defeated Measure
2 Z in Alameda, "Z" would have removed voter-approved
3 development restrictions in Alameda, and it was defeated,
4 is the susceptibility of Alameda to multiple natural
5 hazards; earthquakes, liquefaction, sea level rise,
6 tsunami surges.

7 Although these hazards exist for many cities
8 adjacent to San Francisco bay, Alameda is unique, in that
9 the egress from Alameda, should such natural hazards
10 occur, an emergency response active to the city to the
11 island is limited to aging bridges and tunnels, which are
12 already overwhelmed during normal rush-hour conditions.

13 Adding RHNA, 4,900 housing units in the period
14 from 2023 to 2030, would require building another 13,000,
15 approximate, market-rate units in order to achieve the
16 RHNA target for affordable homes.

17 This would increase the total number of housing
18 units in Alameda by over 30 percent, approximately,
19 burdening an already-stressed infrastructure, as well as
20 exasperating ingress onto and egress off of the island
21 during emergency conditions.

22 Such concerns should be reflected in the process
23 of determining RHNA requirements --

24 MR. CASTRO: Ms. Graber --

25 CHAIR MITCHOFF: Ms. Graber, you're addressing us

1 on an item that we haven't gotten to yet.

2 Can you wrap up your comment, please?

3 Ms. Graber, you're back on mute.

4 REYLA GRABER: Okay. Can you hear me now?

5 CHAIR MITCHOFF: Yes. You're addressing us on an
6 item that -- this is not the item where you should be
7 addressing it. I am asking if you can wrap up your
8 comment, please.

9 REYLA GRABER: Okay. Well, I'll finish it when
10 you come to the item, then. I'll finish it when you come
11 to the proper item. I'm sorry.

12 CHAIR MITCHOFF: Thank you.

13 Is there anyone else who wishes to address us on
14 this item?

15 MR. CASTRO: There are no others with their hands
16 raised from the attendees, and no written comments were
17 received for this item.

18

19 (PUBLIC COMMENT ON AGENDA ITEM 6A)

20

21 CHAIR MITCHOFF: Okay. Then we are moving on to
22 item 6A. And I have -- my phone keeps going out here.

23 Okay. We will now conduct the public hearing.
24 This is item 6A, the public hearing on Regional Housing
25 Needs Allocation Proposed Methodology.

1 We will now conduct the public hearing on the
2 Regional Housing Needs Allocation Proposed Methodology.

3 Is the court reporter ready?

4 THE REPORTER: I am here and ready. Thank you.

5 CHAIR MITCHOFF: Wonderful. Thank you.

6 The public hearing is now open. Good afternoon.

7 I am Karen Mitchoff, Chair of the Regional Planning
8 Committee for the Association of Bay Area Governments,
9 also known as the ABAG RPC.

10 I would like to take up Agenda Item 6A, the
11 public hearing on the proposed methodology for RHNA. The
12 hearing is now open.

13 And as you heard, a Certified Shorthand Reporter
14 is transcribing these proceedings. If you wish to
15 testify, please use the "Raise Hand" feature, or dial star
16 9, and please wait to be called upon.

17 We ask that each speaker be brief and concise and
18 keep their comments to no more than three minutes. If a
19 previous speaker has addressed your concern, you may just
20 -- we would ask that you just say that you reiterate those
21 comments, rather than repeating them.

22 By way of background, ABAG convened an ad hoc
23 Housing Methodology Committee, also known as the HMC, over
24 the last year, to advise staff on the methodology for
25 allocating a share of the region's total housing need to

1 every local government in the Bay Area. I think this
2 answers the question from a previous public speaker about
3 whether the cities were involved.

4 On October 15th, the ABAG regional -- pardon me
5 -- Executive Board voted to approve release of the
6 proposed methodology for public comment. A report on the
7 proposed RHNA methodology was posted on ABAG's website
8 beginning on April -- April -- October 24th, 2020.

9 Also in late October, legal notices were
10 published in multiple languages in newspapers, in each of
11 the nine counties of the Bay Area, announcing the opening
12 of a 30-day public comment period for written comment
13 ending November 27th, and identifying today's public
14 hearing to receive oral testimony and written comments
15 about the proposed RHNA methodology. Today's hearing
16 fulfills the requirement identified in California
17 Government Code Section 65584.04, Parentheses D, close
18 parentheses.

19 Written comments can continue to be submitted to
20 RHNA@BayAreaMetro.gov or by U.S. Mail until the November
21 27th deadline.

22 I'm going to call on Gillian Adams, who will give
23 us a report on this. Ms. Adams, would you please give
24 your report.

25 MS. ADAMS: Thank you, Madam Chair. My name is

1 Gillian Adams. I'm the project manager for the Regional
2 Housing Needs Allocation or RHNA process. I'll be
3 providing you with a brief overview of the Proposed RHNA
4 Methodology approved by the ABAG Executive Board.

5 Could we call up the slides, please.

6 Okay. Next slide, please.

7 So RHNA is the state-mandated process to identify
8 the share of the region's housing need that each local
9 jurisdiction must plan for over an eight-year period.

10 As part of this process, in June 2020, the
11 California Department of Housing and Community
12 Developments determined that Bay Area communities must
13 plan for 441,176 housing units from 2023 to 2031.

14 By law, ABAG is required to develop a methodology
15 or formula that divides the entire housing need from the
16 state among each city, town, and county in the region.
17 Each local government will receive a total number of units
18 by income category from ABAG and then must update the
19 housing element of its General Plan to show how it can
20 accommodate its RHNA allocation. It is in the (brief
21 interruption) that local jurisdictions choose the specific
22 locations within their communities that will be zoned for
23 housing.

24 As noted earlier, ABAG convened an ad hoc Housing
25 Methodology Committee, or HMC, to advise staff on the RHNA

1 methodology. The HMC was made up of local elected
2 officials and staff, representing jurisdictions in every
3 Bay Area county, and stakeholders from multiple sectors,
4 to facilitate sharing of different perspectives.

5 The HMC met 12 times, from October 2019 to
6 September 2020, and engaged in robust discussions about
7 how to develop a methodology that advances the five
8 objectives required by housing element law, and is
9 consistent with the forecasted development pattern from
10 Plan Bay Area 2050, as required by law.

11 The five statutory advances for RHNA relate to
12 increasing housing supply and mix of housing types,
13 promoting in-fill development and socioeconomic equity,
14 promoting an improved intraregional jobs-housing
15 relationship, balancing disproportionate household income
16 distributions, and affirmatively furthering fair housing.

17 Throughout the methodology to development
18 process, both staff's recommendations and the HMC's
19 decisions were guided by performance evaluation metrics
20 that assessed how successfully different methodology
21 options achieved the statutory objectives. These metrics
22 were based primarily on how state HCD evaluated other
23 region's methodologies.

24 The results of the evaluations demonstrate that
25 the proposed RHNA methodology advances the statutory RHNA

1 objectives and is consistent with Plan Bay Area 2050.

2 On October 15th, the ABAG Executive Board voted
3 to release the proposed methodology for public comment.
4 ABAG will be accepting written comments until noon on
5 November 27th.

6 Next slide, please.

7 There are two primary components of the proposed
8 RHNA methodology. The first is the baseline allocation,
9 and the second is factors and weights.

10 The baseline allocation is used to assign each
11 jurisdiction a beginning share of the region's housing
12 needs. The proposed RHNA methodology uses a
13 jurisdiction's share of the forecasted number of total
14 households in the year 2050 from the Plan Bay Area 2050
15 Blueprint of the baseline allocation. The HMC considered
16 five different options for the baseline, including
17 expected household growth from the Blueprint and existing
18 households.

19 Using households in 2050 as the baseline captures
20 the benefits of using the Plan Bay Area 2050 Blueprint in
21 the RHNA methodology. And because total households in
22 2050 is the sum of existing households, plus expected
23 growth, it provides a compromise between using a baseline
24 based on the current number of households in the
25 jurisdiction, and a baseline based solely on forecasted

1 housing growth from the Blueprint.

2 The second component of the methodology was
3 selecting the factors and weights that best complement the
4 baseline allocation. The factors and weights adjust a
5 jurisdiction's baseline allocation up or down.

6 The proposed methodology includes one set of
7 factors and weights for allocating very low and low income
8 units, and a second set of factors and weights for
9 allocating moderate and above-moderate units.

10 This approach allows for more fine-raised control
11 over allocations for a particular income category. The
12 numbers of units allocated to each jurisdictions, using
13 these two formulas, are added together to determine that
14 jurisdiction's total allocation.

15 The table at the bottom of this slide shows the
16 factors and weights for the proposed RHNA methodology.
17 Each factor represents data related to the methodology's
18 policy priority, access to high-opportunity areas, and
19 proximity to jobs.

20 The access to high-opportunity areas' factor is
21 based on the jurisdictions with a higher percentage of
22 households living in areas designated "High Resource" or
23 "Highest Resource" on the opportunity map developed by the
24 state. The state evaluated census tracts using an index
25 of 21 different indicators related to economic,

1 educational, and house outcomes.

2 The job proximity factors identify the number of
3 jobs that can be accessed from a jurisdiction by a
4 30-minute auto commute or a 45-minute transit commute. A
5 factor's effect on the jurisdiction's allocation depends
6 on how the jurisdiction scores on the factor, relative to
7 other jurisdictions in the region.

8 A jurisdiction with an above-average score on a
9 factor would get an upwards adjustment; whereas, a city
10 with a below-average score on a factor would get a
11 downwards adjustment, relative to the baseline allocation.

12 The percentages in the table show the weights
13 assigned to each factor selected for the different income
14 groups. The weight assigned to each factor represents the
15 factor's relative importance in the overall allocation, as
16 the weight determines the share of the region's housing
17 need that will be assigned by that particular factor.

18 Next slide, please.

19 As mentioned earlier, the proposed RHNA
20 methodology uses year 2050 households from the Plan Bay
21 Area 2050 Blueprint as the baseline allocation. This
22 slide reviews some of the benefits of using Plan Bay Area
23 as part of the RHNA methodology.

24 Importantly, incorporating Plan Bay Area 2050
25 into the RHNA methodology communicates to our local

1 government partners and other stakeholders that we are
2 moving toward a unified vision for the Bay Area's future.

3 Including the Blueprint in the methodology helps
4 ensure the RHNA allocation advances both the equity and
5 sustainability outcomes identified in Plan Bay Area 2050,
6 particularly those related to greenhouse gas emission
7 reductions.

8 The growth geographies identified in the
9 Blueprint prioritize housing development in areas near
10 transit, locations close to existing job centers, and high
11 resource areas. Using the Blueprint in the RHNA
12 methodology, all -- can you go back to slide number four,
13 please?

14 Thank you.

15 Using the Blueprint in the RHNA methodology also
16 addresses concerns about natural hazards, as the growth
17 geographies in the Blueprint exclude areas with high
18 wildfire risk and areas outside urban growth boundaries.

19 Local governments can also consider the most
20 appropriate places for planning for housing in areas with
21 less risk from wildfires and other hazards when they
22 update the housing elements of their general plans.

23 Using the year 2050 Households Baseline results
24 in an allocation that reflects the Blueprint's focused
25 growth pattern, while the allocation factors in the RHNA

1 methodology adjust this baseline to meet the fair housing
2 and equity goals mandated by state law.

3 As a result, the proposed methodology will enable
4 the region to accelerate toward a more equitable and less
5 segregated land use pattern in the near term, while
6 building toward the broader range of positive outcomes
7 from the Blueprint in the long term.

8 It's important to note that in September the ABAG
9 Executive Board and MTC Commission adopted changes to key
10 inputs into the Plan Bay Area 2050 Blueprint. Since the
11 Blueprint is part of the RHNA methodology, the Final
12 Blueprint growth pattern, which is slated for release in
13 December 2020, will affect the RHNA allocations.

14 Next slide, please.

15 This graphic provides an overview of the proposed
16 RHNA methodology. At the top, you can see the regional
17 housing need determination of 441,176 units by income
18 category the state HCD identified for the Bay Area. In
19 step one, you can see that the very low and low-income
20 units have been grouped together, and the moderate and
21 above-moderate income units have been grouped together.

22 Step two shows the proposed allocation factors
23 and weights. The proposed RHNA methodology uses one group
24 of factors and weights to allocate very low and low-income
25 units, while another set of factors and weights allocates

1 moderate and above-moderate income units.

2 The graphic shows the weight assigned to each
3 factor and a resulting number of units allocated by each
4 factor. The three factors for allocating lower income
5 units are 70 percent access to high-opportunity areas,
6 which allocates around 126,000 units; 15 percent Job
7 Proximity-Auto, which allocates around 27,000 units; and
8 15 percent of Job Proximity-Transit, which allocates
9 another 27,000 units.

10 The two factors used to allocate higher income
11 units are 40 percent access to high-opportunity areas,
12 which allocates about 104,000 units; and 60 percent Job
13 Proximity-Auto, which allocates around 156,000 units.

14 In total, the access to High-Opportunity Areas
15 factor allocates 52 percent of the region's RHNA, while
16 factors related to job proximity allocate 48 percent of
17 units.

18 In step three of the methodology, each
19 jurisdiction's baseline allocation is adjusted based on
20 how it scores on the different allocation factors. If its
21 jurisdiction has more access to opportunity or better job
22 proximity relative to the region, its allocation is
23 adjusted upward. Otherwise, its allocation is adjusted
24 downward.

25 The units the jurisdictions receive for the

1 different income groups are added together to determine
2 the jurisdiction's total RHNA allocation.

3 Next slide, please.

4 As noted earlier, the potential allocation shown
5 in these materials are just illustrative at this point.
6 There are many more steps in the RHNA process before
7 jurisdictions will receive the final allocation that needs
8 to be incorporated into their housing element updates.

9 The map on the left illustrates the potential
10 growth rate that each jurisdiction would experience as a
11 result of the total allocation from the proposed
12 methodology. This growth is relative to the
13 jurisdiction's number of households in 2019.

14 Jurisdictions with the darkest brown experience
15 the highest growth rates, while those in the light gray
16 experience the lowest growth rates.

17 In general, the jurisdictions with the highest
18 growth rates are in the south bay and along the peninsula.
19 And those with the lowest growth rates are in Sonoma,
20 Napa, and Solano counties, and the northern and eastern
21 portions of Contra Costa County.

22 It's important to note that the region as a whole
23 will grow by 16 percent as a result of the regional
24 housing need assigned by HCD for the 2023 to 2031 RHNA
25 cycle. Therefore, any jurisdiction that receives less

1 than a 16 percent growth rate is being asked to take on
2 less housing than the regional average.

3 The fact that you see a lot of jurisdictions
4 highlighted here speaks to the overall higher housing
5 needs' number of 441,000 the Bay Area was planned for, and
6 a statutory requirement to RHNA that all communities
7 throughout the region do their fair share toward meeting
8 the region's housing needs.

9 The map on the right shows the potential total
10 allocation of RHNA units to Bay Area jurisdictions for the
11 RHNA cycle as a result of the proposed methodology.

12 Jurisdictions with the darkest purple received
13 the largest total allocations, while those in light gray
14 received smaller allocations of RHNA.

15 The distribution of RHNA is fairly concentrated
16 with the three largest cities receiving by far the largest
17 allocation, accounting for more than one third of all RHNA
18 units. The 25 jurisdictions with the highest RHNA
19 allocations from the proposed methodology would account
20 for 72 percent of all RHNA units.

21 Outside of the three largest cities, the largest
22 RHNA allocations are mostly found in Silicon Valley, where
23 there's both proximity to major employment centers and
24 high access to opportunity.

25 Next slide, please.

1 This table shows how RHNA units are distributed
2 by county. The numbers in the first column represent the
3 sum of the RHNA allocations for all of the jurisdictions
4 in each county.

5 In the second column you can see each county's
6 share of RHNA units based on the proposed methodology.
7 You can compare how the share of RHNA units for each
8 county compares to its share of RHNA units in the last
9 cycle in the middle column; its share of existing
10 households; and its share of existing jobs.

11 San Francisco and jurisdictions in Marin, San
12 Mateo, and Santa Clara counties would receive a larger
13 share of the region's housing need than they did in the
14 2015 to 2023 RHNA cycle.

15 Jurisdictions in Alameda, Contra Costa, and
16 Solano counties receive a smaller share of the region's
17 RHNA from the proposed methodology than they did from the
18 Cycle 5 methodology, while the share of the allocation to
19 jurisdictions in Sonoma and Napa counties remains
20 unchanged.

21 When comparing the share of RHNA units from the
22 proposed methodology to the county's share of existing
23 households, only San Francisco and jurisdictions in San
24 Mateo and Santa Clara receive a larger share of the
25 region's RHNA compared to their current share of the

1 region's households.

2 When looking at jobs, only Santa Clara and San
3 Mateo counties are being asked to take on a share of RHNA
4 units that is larger than their share of existing jobs.
5 The allocations from the proposed RHNA methodology would
6 result in jurisdictions in Santa Clara county receiving 33
7 percent of the RHNA, compared to its share of existing
8 jobs of 27 percent.

9 Next slide, please.

10 So looking at the next steps for the RHNA
11 process, ABAG is accepting written comments on the
12 proposed methodology until noon on November 27th.

13 And I notice here that there's a typo on our
14 slide. It should say that the public comment period on
15 the proposed methodology and draft subregion share ends on
16 November 27th.

17 In December of 2020, the Plan Bay Area 2050 Final
18 Blueprint data for the 2050 household baseline is
19 anticipated to become available.

20 In January of 2021, the RPC and the Executive
21 Board will weigh in on public feedback, as well as updates
22 made to integrate the Final Blueprint data into the draft
23 RHNA methodology. Once the ABAG Executive Board approves
24 the draft RHNA methodology, it will be submitted to state
25 HCD for its review.

1 And that completes my presentation.

2 CHAIR MITCHOFF: Thank you. And I appreciate you
3 noting the typo.

4 Since this will be on our website, I would
5 request that someone go through and correct that before
6 its posted again.

7 Okay. We will now receive oral -- or pardon me.

8 Are there any comments by any members of our
9 committee before we go to public testimony? Is there
10 anyone?

11 COMMITTEE MEMBER PIERCE: Yes. Sorry. I
12 couldn't get un-muted.

13 CHAIR MITCHOFF: Okay. Go ahead.

14 COMMITTEE MEMBER PIERCE: Yeah. I just want to
15 make a brief comment. And, first, I really want to
16 reiterate my thanks to the staff and all of the committee
17 members for the Housing Methodology Committee who spent
18 the past year getting us this far. It has been a
19 monumental lift.

20 But I have to say, I'm not happy with the
21 results. And this is not a surprise to staff. I've said
22 this at meetings before. I think we're going to have to
23 agree to disagree. But I'm afraid that none of the
24 options that remained on the table at the end of the
25 process really adhere to the stated goal to align with

1 Plan Bay Area 2050. The greenhouse gas and vehicle
2 miles-traveled targets are going to be nearly impossible
3 to reach, no matter how many people we have telecommuting.

4 Proximity to jobs by auto and transit should be
5 the heaviest criteria for where new housing should go.
6 The quality of life for our workers is severely impacted
7 by spending many hours a day commuting. Families and
8 communities both suffer when residents cannot participate.

9 The proposed methodology, that is before the
10 public today, in this public hearing, has dramatically
11 increased the housing allocations to the unincorporated
12 areas of the region, outside of urban growth boundaries
13 that were approved by voters, and many of those areas are
14 also high-hazard areas. Indeed, much of the Bay Area is a
15 high-hazard area at this point.

16 It has also dramatically increased the
17 allocations to small communities that are further from
18 high-quality transit and job centers, rather than a
19 previous option that was aligned closely with Plan Bay
20 Area 2050 growth.

21 During the process, I have frequently heard the
22 charge that some jurisdictions have not done their "fair
23 share," and that they should be forced to carry their
24 weight and even punished with higher numbers. In this
25 current housing cycle, Cycle 5, every one of our 101

1 cities and nine counties have HCD-certified housing
2 elements, which -- where they have identified locations
3 for the housing units they've been allocated. Many, many
4 factors go into why those units have not been built. We
5 all know what those are.

6 I have further heard that for equity reasons, the
7 new housing needs to be placed heavily in high-opportunity
8 areas. I don't disagree with that at all. But since
9 we're going to be building thousands of new homes in the
10 -- in this plan, and new homes near jobs, wouldn't it make
11 sense for us to focus some of the resources into making
12 those areas become high-opportunity areas?

13 The existing high-opportunity areas do not have
14 the capacity to absorb all of this growth. And a
15 high-opportunity area that is a two-hour commute from jobs
16 does not produce a high-quality life for our families.

17 We heard at ABAG that the estimated cost of
18 realizing Plan Bay Area 2050 is \$1.4 trillion. At least
19 part of that should go to improving opportunities close to
20 the jobs, not in the far-flung suburbs from where those
21 are located.

22 If we genuinely want to align RHNA and future
23 growth with Plan Bay Area 2050, to accomplish the goals
24 that it sets out, then we propose focusing new housing in
25 the areas that are currently big job centers, which are

1 sorely lacking in existing housing, and are projected to
2 grow their jobs by over 40 percent over what we have
3 today. It only makes sense that the commensurate housing,
4 plus more to make up for the backlog, be located near
5 those jobs.

6 Again, I sincerely appreciate the work that all
7 of the staff have done, all of the people on the Housing
8 Methodology Committee put in. This year with COVID and
9 everything has made for a pretty convoluted process. But
10 I think it's just really important that we think twice
11 about this.

12 We're not required to put the houses near the
13 jobs, but continuing on the same path we've done for the
14 last many, many years, doesn't make sense.

15 So I already voted no on this at ABAG. I would
16 again, if we were voting today.

17 Thank you.

18 CHAIR MITCHOFF: Thank you.

19 Are there any other members of the committee who
20 wish to make a comment before we go to public testimony?

21 COMMITTEE MEMBER EKLUND: Pat Eklund. I had
22 raised my hand, Chair Mitchoff.

23 CHAIR MITCHOFF: Oh, go ahead, Pat. I'm sorry.
24 I didn't see that.

25 COMMITTEE MEMBER EKLUND: Okay. I don't have a

1 question. I was going to make a comment.

2 And I also agree with Director Pierce about the
3 methodology. I believe that the increase of the housing
4 allocations to communities in Marin and other areas are
5 higher -- actually allowed for than in our own general
6 plan.

7 So right off the bat, ABAG is putting those
8 cities and counties that -- that have a higher allocation
9 than was in their General Plan, so they're already being
10 set up for failure, in my opinion.

11 Also, the increased housing allocations to areas
12 that don't have the jobs, nor the high-quality transit,
13 which means the 15-minute head-ways, is going to increase
14 greenhouse gas emissions; therefore, taking us further
15 away from the 19 percent goal of greenhouse gas reductions
16 in Plan Bay Area. So we're going to be exasperating what
17 we're trying to help.

18 And then, lastly, I think that this methodology
19 does not respect the high fire hazards and all aspects of
20 sea level rise and effective climate change, which means
21 increased water coming down our creeks and in our bays.

22 So I think that this methodology should have been
23 focusing on the housing growth, not on both existing, as
24 well as the housing growth.

25 So if we were voting on it today, I, too, would

1 also be voting no.

2 CHAIR MITCHOFF: Thank you, Pat.

3 Anyone else wish to make a comment before we go
4 to public comment?

5 COMMITTEE MEMBER TRAUSS: Yeah, I will.

6 So there were only a couple letters ahead of
7 time, which I was sort of surprised about. But I want to
8 address a couple of themes in those. They seem to all be
9 from Alameda; for commenters coming up, too.

10 So one of the themes was that Alameda -- the
11 center of Alameda, that's the least sort of vulnerable to
12 climate change impacts, is already very densely built out.
13 And I looked it up. And the absolute maximum density
14 anywhere in Alameda is the equivalent to 20 units per
15 acre, and much of it is much less.

16 So I just really want to remind everybody that
17 this is a regional conversation. And so you might have
18 some local idea about what "low density" means in your
19 town. But remember who you're talking to, you know. And
20 so just 20 units per acre, it's not low density.

21 So if you have an idea that that's high density,
22 and you come say it, you're kind of broadcasting that
23 you're really not thinking at a regional level, and you
24 don't really know what you're talking about. So keep that
25 in mind. All these densities are relative. And at the

1 regional level, high densities are definitely plausible.

2 The other thing, too, is something that came up
3 in the previous two committee members' comments, which is
4 this idea that towns don't have capacity to accommodate
5 higher density development. And if that's the case, then
6 the town's job is to get that capacity. Right?

7 In Alameda, they're saying, oh, we only have two
8 ways off the island. They've been saying that for
9 decades. You've had decades to get another way off the
10 island. You should have done it 30 years ago. And now
11 you have to do it because you will have to build more
12 housing.

13 If you feel like there's not a lot of jobs in
14 your town, look at your zoning. Are you zoning for jobs?
15 See what you can do to make it possible for people to
16 locate their businesses and their offices closer.

17 So that's the name of the game. We really have
18 to all be on line with getting more housing. And if you
19 feel like there's barriers, if you feel like you don't
20 have enough transit, get more transit. You know, that's
21 the pro-housing solution.

22 Thanks.

23 CHAIR MITCHOFF: Are there any other comments by
24 members of the committee?

25 Marilyn, go ahead, please.

1 COMMITTEE MEMBER ASHCRAFT: Thank you, Chair
2 Mitchoff. And there's a few others of us with our hands
3 raised there.

4 But since my city was just mentioned -- hello,
5 Ms. Trauss -- I just want people to understand that the
6 City Council last week voted four-to-one to support
7 methodology 8A that this committee has also supported.

8 That said, I certainly recognize and respect the
9 First Amendment right of the residents in my city to speak
10 their mind. We don't -- you know, like many groups, we
11 don't all speak with one voice.

12 It is true that on the last -- on the November
13 3rd ballot, we had a measure that I cochaired, along with
14 the vice mayor, to repeal two charter amendments from 1973
15 and 1991 that ban the construction of multifamily housing
16 in the city of Alameda and limit density to no more than
17 one housing unit per 2,000 square feet of land.
18 Unfortunately, those did not succeed at the ballot box.
19 So, you know, we're looking at our next steps moving
20 forward in this very important issue.

21 But I just wanted you to know, from an official
22 standpoint, what the City Council has said, when we voted
23 last week on this particular housing methodology that,
24 again, this committee has approved in the past.

25 So thank you.

1 CHAIR MITCHOFF: And I just want to echo, there's
2 a number of communities throughout the Bay Area that have
3 done as much as they can, but they have small footprints.
4 And not everybody is able to do that.

5 Okay.

6 COMMITTEE MEMBER ASHCRAFT: That isn't what I
7 said. Just, if you were referring to my remarks, that is
8 not what I just said. But --

9 CHAIR MITCHOFF: No. I'm sorry. I was referring
10 to what Sonja was saying.

11 I know you were talking about what's going on in
12 Alameda.

13 Carlos Romero.

14 COMMITTEE MEMBER ROMERO: Yes, Madam Chair. I do
15 have a few comments to make, but I will save them to the
16 end because, certainly, I think it's important for us to
17 -- we have all weighed in, in the past, on this issue. I
18 think it's important to try to get to the public, to the
19 extent possible. So I will hold off.

20 If there's time at the end, I will certainly
21 chime in.

22 Thank you.

23 CHAIR MITCHOFF: Thank you, Mr. Romero.

24 Neysa? Neysa Fligor?

25 COMMITTEE MEMBER FLIGOR: Thank you, Chair. I'm

1 Neysa Fligor, Vice Mayor of Los Altos and Santa Clara
2 County cities' association representative, on the housing
3 methodology, and the Regional Planning Committee.

4 And, first, let me start by thanking ABAG
5 leadership and staff, as others have done, in all their
6 hard work, including the Housing Methodology Committee
7 members.

8 As I've stated before, we support a RHNA
9 methodology that advances the RHNA statutory objectives,
10 allows for an equitable distribution throughout the
11 region, preserves open space, performs well in reducing
12 GHG emissions, allows for consistency between RHNA and
13 Plan Bay Area 2050, and is a strong methodology to submit
14 to the HCD for approval.

15 Of the three remaining methodology options that
16 were presented to HMC, as we have all seen, and as staff
17 has demonstrated repeatedly, Option 8A performed the best
18 in meeting these legal requirements. It wasn't perfect,
19 as many have already said, but it was the best compromise,
20 and it definitely meets the statutory objectives.

21 Having said that, you know, as the representative
22 for the cities in Santa Clara County, we would object to
23 any option that further allocates a larger share to the
24 Santa Clara County region.

25 Santa Clara County is one of only three

1 jurisdictions where its share of the RHNA allocation would
2 exceed its share of the Bay Area households. And as
3 Gillian just showed, the last cycle, Santa Clara County
4 also had the largest share.

5 Similar to other counties in the region and
6 statewide, our residents and elected officials are also
7 questioning where and how they will be able to build these
8 large share of allocated units, especially when we've
9 already struggled the last eight years to meet much lower
10 numbers.

11 So, you know, we can discuss the 441,000 big
12 number that we received from HCD, and I understand the
13 challenges that we will all face trying to meet our
14 allocation. But at this point, with the remaining
15 solutions before us, and Option 8A being the best one,
16 when you view the statutory objectives, we believe the
17 better solution is for us to join together as a region and
18 figure out, is there a way to delay this RHNA process? Is
19 there a way for us to join with ABAG and communicate to
20 HCD on other solutions?

21 But if the goal of some of my colleagues is to
22 change the methodology at this point, that is something
23 that we could not support.

24 Thank you much -- so much, Chair, for giving me
25 this opportunity.

1 CHAIR MITCHOFF: Thank you so much.

2 Mark Ross.

3 COMMITTEE MEMBER ROSS: Thank you, Madam Chair.

4 I will briefly speak in support of what my -- most of the
5 speakers before me, Julie and Pat and Neysa have said.

6 8A would be the preferable option. Speaking as
7 the Air District representative to the RPC, not meeting
8 the VMT and the GHG goals is of greatest concern to this
9 particular seat. And I don't see how we're going to do
10 that with what is on the table, which was very hard work
11 -- a lot of work by staff, which I do appreciate.

12 Option 8A does seem to be somewhat inching closer
13 to that endeavor and that goal of producing GHGs and VMTs,
14 but I'm -- that it doesn't look like we're going that way.

15 Being closer to jobs or finding some solution to
16 that anachronism would be helpful.

17 Thank you.

18 CHAIR MITCHOFF: Thank you. I'm not seeing any
19 other hands raised from committee members.

20 So at this time, I will go ahead and ask for our
21 first speaker. Again, I'm going to have a timer. Three
22 minutes.

23 Mr. Castro?

24 MR. CASTRO: Yes. Our first speaker is Clayton
25 Holstine.

1 Please go ahead.

2 CLAYTON HOLSTINE: Thank you, Madam Chair, and
3 committee members. I'm Clayton Holstine, City Manager in
4 Brisbane, California, in northern San Mateo County.

5 Back on October 14th of this year, we sent a
6 letter with regards to the proposed RHNA methodology to
7 the ABAG Executive Board. Since then we've had an
8 opportunity to meet with MTC and ABAG staff. Those have
9 been productive meetings.

10 But we still maintain concern with regards to
11 some of the areas in our town that are being identified
12 for potential -- the future housing development. These
13 are areas that were historical landfills from the early
14 part of last century, as well as a tank farm area that
15 serves San Francisco Airport. We don't believe these
16 areas are suitable for housing.

17 We have gone through a multiyear planning process
18 for the area that has been identified as a high-growth
19 area. And in 2018, our voters approved a General Plan
20 amendment that allowed up to 2,200 housing units on that
21 site. We are actively involved with the land owner to
22 move that forward, so that can reach fruition.

23 The proposed methodology, the output to that --
24 from that, has us several hundred units above that. I
25 would want to note that the 2,200 housing units is over

1 double our current housing stock. So we're more than
2 being a good player in this process.

3 And we would ask for some future consideration
4 with regards to the inputs to the model. We're not
5 arguing the model itself, but the inputs, in terms of what
6 available land is suitable.

7 Thank you very much.

8 CHAIR MITCHOFF: Thank you, Mr. Holstine.

9 Next speaker, Fred?

10 MR. CASTRO: Next speaker is David Foreman. Go
11 ahead. David Foreman, please un-mute yourself.

12 PAUL FOREMAN: Okay. Thank you. It's actually
13 Paul Foreman. David is my son. I have to be on his Zoom.
14 Okay.

15 The purpose of this statement is to express my
16 concern to ABAG of the fact that your methodology does not
17 include natural hazards in the allocation formula. On
18 page 5 of the October 15th report of the Executive
19 Director, he comments on this factor with the parting
20 sentence, "Local governments will have the opportunity to
21 consider the most appropriate places for planning for
22 housing in lower risk areas when they update their housing
23 elements to the general plans."

24 That may be true for most cities in the Bay Area,
25 but it's certainly not true of my city, Alameda. The ABAG

1 natural hazard map indicates that Alameda is among those
2 cities with the lowest percentage of urbanized area
3 outside of a hazard zone; less than 50 percent. It is
4 obvious that the primary hazard that causes this is sea
5 level rise.

6 A recent study by VCVC indicates that current
7 projections from the year 2100 are 66 inches, with a storm
8 surge level of 84 inches. A review of flood visualization
9 maps shows that the portion of Alameda that is outside of
10 a hazard zone is the center of an island which is already
11 very densely built up. And one of your committee members
12 talked about our 20 units-per-acre current zoning
13 restriction, which, of course, doesn't apply to our
14 housing element.

15 Well, we have a ten-square-mile island. We have
16 75,000-plus people. We have 7,500 residents per square
17 mile. That is a little bit more than Oakland. There are
18 very few cities in the Bay Area that have higher density
19 than Alameda. So that's what you have to look at, not our
20 zoning ordinances.

21 With the fact that we have so little area outside
22 of a hazard zone, and what we do have is built up, Alameda
23 really has no choice but to build new housing directly in
24 the flood hazard zone. In fact, the 4,000-plus new units
25 that have been approved in the present cycle are primarily

1 in the flood hazard zone.

2 Add to that fact that Alameda is an island, with
3 very limited ingress and egress, and the fact that most
4 police and fire responders live off the island. And for
5 someone to say that it's our obligation to fix our tubes
6 and our bridges, as opposed to the state or as opposed to
7 Oakland -- and I'm sure it hasn't been -- it's not in this
8 condition for lack of trying.

9 None of the above is intended to argue that
10 Alameda should not have a significant RHNA. We are a --

11 MR. CASTRO: Mr. --

12 PAUL FOREMAN: -- high resource city that fits
13 very well into the equity factor --

14 CHAIR MITCHOFF: Mr. Foreman, thank you for your
15 comments. You're welcome to submit -- (timer disruption).
16 Okay. Stop.

17 You're welcome to submit the balance of your
18 comments or all of your comments in writing.

19 Next caller, please, Fred.

20 MR. CASTRO: Joshua Hugg, go ahead.

21 JOSHUA HUGG: Good afternoon. My name is Josh
22 Hugg, speaking on behalf of the Mid-Peninsula Regional
23 Open Space District. Thank you for the opportunity to
24 speak.

25 We are deeply concerned with the steep increase

1 in housing allocations for unincorporated counties in
2 Option 8A, and request that allocations in these
3 particular jurisdictions be significantly reduced.

4 Also, utilizing existing households as a basis
5 for future growth in unincorporated areas ignores the
6 intent to protect these predominantly open space areas and
7 agricultural lands through intensification of
8 significantly-urbanized areas.

9 High RHNA allocations in unincorporated areas
10 will force counties to look beyond their limited urbanized
11 areas and into greenfield locations to zone for new
12 housing.

13 We feel the current allocation approach to
14 unincorporated counties conflicts with Government Code
15 65584(d)(2), which states that among the goals of the
16 housing element is the protection of environmental and
17 agricultural resources.

18 As a steward of several priority conservation
19 areas for the last 50 years, we know that these lands
20 provide critical ecosystem services to support urban areas
21 through clean air, clean water, food, urban respite -- and
22 urban respite for the public.

23 Our concerns are housing in the wild and urban
24 interface and high fire-severity zones significantly
25 increase the risk of fire ignition and poses risks for

1 homes in and around the WUI. Increased risk to sensitive
2 habitats and enhanced risk of exposure of our predator
3 populations to rodenticides adjacent to residential areas.

4 Impacts to regional critical habitat linkages
5 which serve to enable wildlife movement across the
6 landscape to enable -- to adapt to climate change and
7 maintain local genetic diversity.

8 And, finally, new rural growth undermines VMT
9 reduction goals outlined in SB 375, as these residents
10 will likely be forced into cars.

11 We urge the committee to maintain the delicate
12 balance between the built environment and natural and
13 working lands that Plan Bay Area has successfully provided
14 until now and reduce the pressure to building these
15 ecologically-valuable areas.

16 Thank you.

17 CHAIR MITCHOFF: Thank you, Mr. Hugg.

18 Our next speaker, Fred.

19 MR. CASTRO: Greg Schmid.

20 CHAIR MITCHOFF: Mr. Schmid?

21 GREG SCHMID: Yes. Thank you for the
22 opportunity.

23 The proposed RHNA numbers for the five cities of
24 Silicon Valley are overwhelming in size and impacts. They
25 are also in direct defiance with the California Government

1 Code.

2 First, the numbers. The number of new housing
3 units required, within the five cities of Silicon Valley,
4 would equal a 32 percent increase in the existing housing
5 stock over the next eight years. It's a mandate for
6 percentage increase that is 60 percent higher than the
7 three largest cities in the Bay Area.

8 It's a 50 percent higher percentage increase than
9 the large cities of San Mateo County along the bay. And
10 it's a 150 percent higher percentage increase than the
11 other large East Bay cities along the bay. Where do these
12 numbers come from?

13 California Government Code Section 65584 mandates
14 that the RHNA numbers be consistent with ABAG's Plan Bay
15 Area 2050. But the same code requires ABAG to, quote,
16 "Explore alternative ways of improving intraregional
17 jobs-housing imbalances." They have not done that.

18 ABAG's Plan Bay Area 2050 methodology uses a
19 single, very aggressive jobs-based model that focuses
20 massive job growth in the five cities of Silicon Valley.
21 That means, of course, that housing for the new workers is
22 targeted within those same cities and has a very hard time
23 competing with new office space for some of the most
24 expensive real estate in the country.

25 ABAG has refused repeated public request that

1 they follow the Government Code that requires a serious
2 look at realistic job dispersion to other Bay Area urban
3 centers. Neither the housing committee, nor this
4 committee, nor other city councils in the Bay Area has had
5 a serious public discussion of the impact of jobs'
6 dispersion across the Bay Area, as required by code.

7 Be clear. Request that the ABAG RHNA process
8 stop, until ABAG follows the Government Code.

9 CHAIR MITCHOFF: Thank you, Mr. Schmid. That's
10 three minutes. Thank you.

11 Next speaker, Fred.

12 MR. CASTRO: Yes, ma'am. Our next speaker is
13 Aaron Eckhouse.

14 Go ahead.

15 AARON ECKHOUSE: Hi. Thank you. My name is
16 Aaron Eckhouse. I'm the Regional Policy Manager for
17 California YIMBY -- "Yes In My Backyard."

18 I want to say, I think -- I just want to commend,
19 again, the HMC for the great work they did on this draft
20 methodology. I think they did -- were faced with an
21 exceptionally difficult task, in terms of balancing so
22 many competing regional interests. And they did a really
23 outstanding job. You see that in the fact that their
24 proposal scores highly on all of the statutory objectives
25 and the performance metrics that staff developed for that.

1 I want to particularly address the idea that this
2 methodology does not advance in-fill growth, jobs-oriented
3 growth, or transit-oriented growth because that is simply
4 not accurate. There is significantly higher growth in
5 transit-rich cities, in jobs-rich cities, and in low VMT
6 cities, under this proposed methodology, compared to other
7 cities in the region. So I think you will see, if you
8 look at the performance metrics, that it scores highly on
9 that front.

10 Some of the alternatives that have been proposed,
11 particularly shifting the baseline, would be a disaster
12 for some of those performance metrics, particularly those
13 related to equity and fair housing and would, I think,
14 leave ABAG vulnerable to either rejection by HCD or a
15 lawsuit for failing to uphold their legal obligation to
16 affirmatively further fair housing.

17 I think the agency proposal is fundamentally
18 sound. And to the extent that there are issues, they can
19 be addressed through small targeted adjustments, such as a
20 reduction to the allocations specifically for
21 unincorporated areas. I don't think we need to zero those
22 out because there are places like Stanford that are in
23 unincorporated areas and have housing needs. But there
24 can be targeted adjustments made there.

25 There can be targeted adjustments made to further

1 improve equity. I know there's a proposed equity
2 adjustment that would represent a relatively minor change
3 at the scale of the methodology.

4 But, overall, I think you should uphold the work
5 the Housing Methodology Committee did. I think it
6 recognizes there is a need for housing everywhere in our
7 region. There are jobs everywhere in our region. There
8 are people in need of housing everywhere in our region.

9 And it directs more growth to jobs-rich and
10 transit-rich areas, but it also recognizes the fact that
11 every part of our region has a part to play in addressing
12 our housing needs, and that shouldn't be limited by the
13 fact that their current General Plan is inadequate.

14 Thank you.

15 CHAIR MITCHOFF: Thank you very much,
16 Mr. Eckhouse.

17 Next speaker, please.

18 MR. CASTRO: Greenbelt Alliance. Go ahead.

19 AMANDA BROWN-STEVENSON: Hi. This is Amanda
20 Brown-Stevens, from Greenbelt Alliance. I am the
21 Executive Director from Greenbelt Alliance, and I was a
22 member of the Housing Methodology Committee.

23 I just want to say, first, thanks to staff for
24 all the work you've done. I think, overall, I am proud of
25 being part of this process.

1 The methodology is, of course, a compromise; not
2 perfect. But just would agree with Aaron's comments that
3 it absolutely moves in the right direction, planning for
4 homes and jobs -- planning for homes near jobs and
5 amenities where people want to live.

6 I would also very much be in favor of making that
7 relatively small adjustment to address unincorporated
8 areas, particularly as per the comments by staff around
9 the goals of Plan Bay Area and honoring urban growth
10 boundaries and not inducing sprawl.

11 I think there are some ways to make those
12 adjustments using a data-driven process to allocate the
13 housing in -- in the manner of following infill and the
14 sphere of the methodology.

15 Thank you.

16 MR. CASTRO: Thank you.

17 Our next speaker is Rodney Nickens.

18 RODNEY NICKENS: Thank you. Good afternoon,
19 everyone. Rodney Nickens, with the Non-Profit Housing
20 Association of Northern California. I was also a member
21 of the Housing Methodology Committee.

22 I'd like to echo and affirm the comments from my
23 colleagues at Greenbelt Alliance and California YIMBY.
24 I'm in strong support of ABAG's proposed RHNA methodology,
25 Option 8A, using the Plan Bay Area 2050 Households

1 Baseline.

2 However, I will also note that the methodology
3 could be further refined and improved with an equity
4 adjustment that myself, Jeff Levin, Carlos Romero, and
5 Fernando Martí all advocated for as members of the HMC.

6 This equity adjustment is essential to ensuring
7 that our RHNA methodology more fully meets statutory
8 objectives to affirmatively further fair housing. As has
9 been echoed by many of my colleagues and housing
10 advocates, this adjustment is critical to moving us closer
11 to a more inclusive and prosperous region where all
12 residents have a safe and affordable home and access to
13 economic and educational opportunity.

14 As has been mentioned, Option 8A was a
15 compromise. However, Option 8A does fall short without
16 the equity adjustment and will not ensure that
17 inclusionary jurisdictions are doing their fair share to
18 help our region reduce commutes, improve our environment,
19 and ensure that every resident has a stable home that they
20 can afford.

21 I would also just strongly urge ABAG to reject
22 any alternative, such as changing the baseline, which
23 would ultimately perform even worse on the statutory
24 objectives' performance metrics. If any further
25 adjustments are made, they should be to more fully and

1 more holistically improve the performance on these
2 objectives.

3 And while we recognize that there are many
4 essential planning objectives that must be advanced
5 through the RHNA process, the housing element process is
6 another opportunity to also explore those, which will also
7 include equitable planning that accounts for geography
8 that are vulnerable to fire and flood, protect our open
9 space, while also tackling our region's long-standing
10 problem with segregation and exclusion.

11 And so for those reasons I mentioned above, I
12 strongly support Option 8A with the equity adjustment.

13 Thank you.

14 CHAIR MITCHOFF: Thank you.

15 Our next speaker, Fred.

16 MR. CASTRO: Paul Kermoyan.

17 PAUL KERMOYAN: Thank you, Madam Chair, and
18 committee members. My name is Paul Kermoyan. I'm the
19 Community Development Director for the City of Campbell.
20 Thanks as well to the ABAG staff and HMC of advancing this
21 methodology. It's really important.

22 The PBA 2050 growth projections illustrate
23 geographical areas located within one-half miles of
24 transit stops and high opportunity areas as being right
25 for future housing growth. Unfortunately, these areas,

1 which are defined as PBA-eligible acres -- in Campbell's
2 case, we have about 2,600 acres -- contain lands that
3 simply cannot be developed. This is a common occurrence
4 in all municipalities, and not unique to Campbell.

5 The acreage number is then folded into the
6 HMC-recommended methodology which is used to assign the
7 RHNA. Although the structure of the methodology may be
8 found sound, the growth projection data input used to
9 influence the outcome is not. For example, the acreage
10 figure should exclude more than just roads, highways, and
11 parks.

12 They should exclude new developments that will
13 not turn over in the next 30 years; PG&E substations,
14 creeks and riparian habitat conservation areas; historic
15 preservation districts that are protected; valley water
16 percolation ponds; single family zone districts, where a
17 developer would have to buy out multimillion-dollar
18 single-family homes in hope to build multifamily
19 development; government-owned properties; abandoned VTA
20 light rail extensions, et cetera.

21 Why is this important? Because state housing law
22 requires that housing elements specify for each site the
23 number of units that can realistically be accommodated and
24 whether the site is adequate to accommodate housing. This
25 is in Assembly Bill 1397.

1 Including lands that cannot be developed creates
2 a scenario where cities will be unable to realize the
3 desired outcome. And that's to create realistically and
4 adequate sites to build housing.

5 Please help this region more realistically
6 realize our goal and modify the PBA 2050 growth
7 projections as an element of the HMC methodology.

8 Thank you.

9 CHAIR MITCHOFF: Thank you.

10 MR. CASTRO: Next speaker is Shajuti Hossain.

11 Go ahead.

12 SHAJUTI HOSSAIN: Hi. I am Shajuti Hossain, an
13 attorney with Public Advocates. And I want to echo
14 comments by my colleague, Rodney Nickens, from NPH.

15 I also strongly support the Housing Methodology
16 Committee's proposed methodology, but believe it needs to
17 be further refined with an equity adjustment to more fully
18 meet the statutory objective for affirmatively furthering
19 fair housing.

20 This methodology, with the adjustment, will help
21 our region reduce our commutes, improve our environment,
22 and ensure every resident has a stable home they can
23 afford.

24 The methodology uses job-proximity factors and
25 Plan Bay Area Households Baseline, making sure that homes

1 are close to all kinds of jobs. This methodology, with
2 the equity adjustment, allocates 60 percent of the total
3 RHNA into San Francisco, San Mateo County, and Santa Clara
4 County.

5 I'll add that even other counties do have jobs.
6 Each day, over 180,000 people commute into Contra Costa
7 County for work; meaning, there is still a need for more
8 affordable homes there as well.

9 And the access-to-opportunity factor in the
10 methodology is important, especially for the affordable
11 allocations, because it prompts jurisdictions that have
12 mostly zoned for single-family homes in the past to now
13 zone for multifamily homes to meet those affordable
14 allocations.

15 Multifamily apartment buildings are known to be
16 much more efficient uses of our land, energy, and water,
17 than single-family neighbors.

18 I also strongly urge the RPC and ABAG to reject
19 alternatives that would perform worse on the statutory
20 objectives performance metrics.

21 The equity adjustment is important because there
22 are still 17 exclusionary jurisdictions that are not
23 getting a fair share of affordable allocations. Without
24 the equity adjustment, the RHNA will exacerbate fair
25 housing problems in over one-third of our historically

1 exclusive jurisdictions.

2 I also recognize there are essential planning
3 objectives that need to be advanced at the local level,
4 through housing element updates. Those include planning
5 that accounts for geographies particularly vulnerable to
6 fire and flood, protecting our open space, and dismantling
7 segregation within local jurisdictions.

8 So, again, I strongly support that -- the
9 proposed methodology with the 2050 Households Baseline,
10 along with the equity adjustment.

11 Thank you.

12 CHAIR MITCHOFF: Thank you.

13 MR. CASTRO: Next speaker is Elizabeth Osborne.

14 Go ahead.

15 DERRICK SAGEHORN: Hi. This is actually Derrick
16 Sagehorn, in Oakland. I just wanted to express my support
17 for the HMC's work. And I think that Option 8A is really
18 the best compromise, as well as associate myself with
19 comments from California YIMBY and the Greenbelt Alliance.

20 I think, to the extent that we -- changes need to
21 be made, they should be adjustments, rather than wholesale
22 changes to inputs on the baseline, as been suggested by
23 others here. I really think that this is a good
24 compromise, but we just need more jobs near our housing.

25 I firmly reject the idea that job dispersion

1 needs to be part of this plan. It's just absolutely
2 killer for VMT. We cannot control the jobs' sprawl that
3 would result from that.

4 And then I also just want to say, from the
5 perspective of smaller jurisdictions that are saying that
6 they lack the resources to, one, meet the infrastructure;
7 or, two, meet the subsidy needs for the low income portion
8 of this. It's really difficult to hear this, when some of
9 the same people are rejecting free money from the state
10 for things like permanent supportive homeless housing
11 through Operation Home Key.

12 So it's really difficult to hear that and have
13 these same jurisdictions arguing for lower homes overall.

14 So thank you for your time. And, again, support
15 for Option 8A.

16 Thank you.

17 CHAIR MITCHOFF: Thank you.

18 MR. CASTRO: Next speaker is Justine Marcus.

19 Go ahead.

20 JUSTINE MARCUS: Hi there. My name is Justine
21 Marcus. And I'm the Policy Director with Enterprise
22 Community Partners.

23 I'm speaking today in strong support of the ABAG
24 Draft Methodology Proposal Option 8A, with the 2050
25 Households Baseline, which was recommended by an

1 overwhelming majority at the HMC, here at the RPC, and at
2 the ABAG Executive Board.

3 The proposed methodology will improve our
4 regional balance of jobs and housing, which we know is
5 essential to both reduce our greenhouse gas emissions, as
6 well as improve the quality of life for thousands of
7 workers who commute long hours to their jobs each day.

8 The methodology accounts for job growth,
9 allocating about 60 percent of the total allocation to the
10 three counties with the highest projected job growth.

11 And it also accounts for the existing imbalance
12 between jobs and housing in counties that may not have the
13 largest projected growth into the future, but where today,
14 hundreds of thousands of people must commute in from other
15 counties because they can't afford to live near their
16 jobs.

17 I want to echo the comments made by our partners
18 at Greenbelt Alliance and others that we support the
19 targeted data-driven approach staff is pursuing to adjust
20 the allocations to unincorporated areas. We had the
21 sphere of influence while still planning for new homes in
22 unincorporated areas where it is urbanized, and it is
23 appropriate for new development.

24 In addition, I want to associate myself with the
25 comments of our partners at NPH and Public Advocates to

1 emphasize that for the first time, this RHNA cycle, we are
2 required to affirmatively further fair housing. And while
3 Option 8A is a strong step forward, it needs to go further
4 to adequately address the current patterns of racial and
5 economic exclusion across the region.

6 This exclusion and segregation continues to
7 undermine equal access to opportunity for all Bay Area
8 residents, as well as our collected prosperity, our
9 diversity, and our inclusivity as a region. Therefore, we
10 urge ABAG to consider, including the small, but
11 meaningful, equity adjustment, which would reallocate a
12 small number of low-income homes, to ensure there are
13 ample housing opportunities across the region at all
14 income levels.

15 Finally, we urge ABAG to reject alternatives,
16 specifically changing the baseline that many folks have
17 mentioned perform overwhelmingly less well on the staff's
18 performance metrics and put the region in jeopardy of not
19 meeting statutory compliance when we submit to HCD.

20 Finally, we recognize there are many essential
21 objectives of the RHNA process that will be advanced
22 through local housing element updates, and we look forward
23 to working with local partners to continue to engage in
24 this work as it moves forward.

25 Thank you for your time.

1 CHAIR MITCHOFF: Thank you very much.

2 MR. CASTRO: Next speaker is Zarina.

3 Go ahead.

4 ZARINA: Hi. I am -- I echo what Aaron,
5 Greenbelt Alliance, Shajuti, and Justine Marcus stated
6 earlier.

7 I strongly support ABAG's proposed RHNA
8 methodology with Option 8A, using Plan Bay Area 2050
9 household baseline. But methodology needs to go further
10 and basically deal with affirmatively furthering fair
11 housing. This will move us closer to inclusive and
12 prosperous region. We are -- all residents are -- you
13 know, where they're working and they're living at the same
14 place and with access -- access equity and access to
15 environment, economic, and education opportunities.

16 Option 8A performs well in all five RHNA
17 statutory objectives. There's some methodology with
18 equity adjustment -- will help our region reduce our
19 commutes, improve our environment, and ensure every
20 resident has a stable home they can afford.

21 The job-proximity factor in Plan Bay Area
22 Household Baseline ensures that our homes are closer to
23 all kinds of jobs. Each day, thousands of people commute
24 to Contra Costa for work, which means that we still need
25 more homes from Clayton. And Clayton has a lot of open

1 spaces. You know, I'm not saying to go ahead and build
2 everywhere that you can find. But they have to rezone for
3 affordable housing. They have to do their fair share of
4 housing.

5 Access to opportunities, allocate -- allocates
6 more homes in places with high-quality jobs, schools, and
7 environment.

8 I strongly urge ABAG to reject alternatives, such
9 as changing the baseline, that performs worse on statutory
10 objectives' performance metrics. If there's any
11 adjustment, it has to be to make it more equitable;
12 basically, affirmatively furthering fair housing.

13 And thank you for your time. And I am just tired
14 of seeing the NIMBYs coming and putting up more layover,
15 layover, layover. We are in housing crisis. We are where
16 we are because of the NIMBYs. If it was not for them, we
17 would not be forced into building 440,000 homes.

18 We have homeless. We have crisis. We have
19 pandemic. When are you guys going to wake up, the NIMBYs?
20 Okay? I'm tired of seeing the elected officials talking
21 -- starting the conversation about, "We can't have it
22 because there's a fire zone."

23 Well, of course there's going to be exception to
24 the group of people who -- regions are in the fire zones
25 and places where they cannot be built. That's just

1 logical; right?

2 But we need to move and make houses for people,
3 and they have to be closer to homes they can have quality
4 of life.

5 Thank you.

6 CHAIR MITCHOFF: Thank you. Next speaker.

7 MR. CASTRO: Victoria Fierce.

8 Go ahead.

9 VICTORIA FIERCE: Hi. Can you hear me?

10 CHAIR MITCHOFF: Yes.

11 VICTORIA FIERCE: Great. Thanks. Hi. My name
12 is Victoria Fierce. I live in downtown Oakland. I'm a
13 local resident. I'm also a former member of the HMC, the
14 Housing Methodology Committee, and I'm the person who
15 actually made the motion for 8A, the proposal that's
16 before you right now.

17 You may also know me from previous films, such as
18 CarLA versus Los Altos, where we beat them up in court for
19 trying to avoid their RHNA obligations.

20 I'm really familiar with a lot of the arguments
21 being made in opposition to the plan right now. And those
22 people said pretty much the same thing at the HMC
23 meetings, and we voted them down repeatedly, many times.
24 It's quite (audible interruption) at this point, and we
25 don't really have time to play such games.

1 I really agree with what Zarina just said, is
2 that -- you know, tired of the NIMBYs. I agree. I'm
3 tired of this saying that we want to do something about
4 housing, and then there's an idea to do something, and
5 this is that something, and then we just decide to not do
6 it.

7 So 8A is the best solution. We spent months --
8 nearly about a year, surviving during a pandemic to get
9 this thing through the door. And it's before you. Please
10 don't make all that work go to waste.

11 The thing about RHNA is that it just establishes
12 minimums for cities. And if we want to end the housing
13 crisis, we are setting an aspirational goal of ending the
14 housing crisis through these RHNA numbers. And if people
15 are upset about the numbers being too high, well, the
16 answer is, you should have built more housing in the last
17 20 years. But, unfortunately, that's not the case. So
18 all we've got now is this plan in front of us.

19 This is the Bay Area. It's Silicon Valley. We
20 are very smart people. We can put people on the moon. We
21 built the Internet. We can solve this very simple problem
22 of the human right to housing.

23 So please go ahead, and I support 8A. I think
24 it's a great idea. Of course it is. You know, I'm asking
25 you all to be bold and take a big step toward solving a

1 crisis. Don't do this, you know, backing off because of
2 whatever reason -- that you're terrified of tall
3 buildings. They're fine. I live in a three-story
4 building. It's great.

5 Thank you.

6 CHAIR MITCHOFF: Thank you.

7 Next speaker.

8 MR. CASTRO: Kelsey Banes. Go ahead.

9 KELSEY BANES: Good afternoon. My name is Kelsey
10 Banes. I am a Regional Executive Director with YIMBY
11 Action, and I'm representing Peninsula for Everyone. We
12 are a pro-housing group of peninsula neighbors for more
13 neighbors.

14 And I want to start by thanking the HMC for all
15 their work and in coming to a compromise that will help us
16 grow in a more sustainable and equitable way in the
17 future. So I do support the compromise, but will
18 associate myself also with the commenters that are urging
19 to do an equity adjustment, because I do think this plan
20 could be improved, in terms of where the allocations are
21 going and making sure we are affirmatively furthering fair
22 housing. But I will also, you know, accept what we have
23 as a compromise, if necessary.

24 So I'm also going to speak as a resident of Palo
25 Alto. We have had a lot of our local electives and some

1 of my neighbors saying that we can't possibly build this
2 many homes. And to me, when I hear that, it's a little
3 bit like, "We've tried nothing, and we're all out of
4 ideas," because I've been watching Palo Alto politics for
5 several years now, and I haven't seen Palo Alto take much
6 or many meaningful steps to improving our housing
7 production or protecting tenants or preserving existing
8 housing.

9 So I think we have a lot of work to do, but I
10 believe we can do it. And it's just a matter of doing the
11 work and locating the sites, and we can absolutely
12 accomplish building more housing on the peninsula. This
13 is not an impossible task.

14 CHAIR MITCHOFF: Thank you, Ms. Banes.

15 KELSEY BANES: Thank you.

16 MR. CASTRO: Next speaker is Hector Malvido.

17 Go ahead.

18 HECTOR MALVIDO: Hi, folks. Can you hear me?

19 CHAIR MITCHOFF: Yes.

20 HECTOR MALVIDO: Great. Thank you. I just want
21 to thank everyone, staff, RHNA folks, for working so hard
22 on this. And also to my colleagues Ed Ho and others for
23 really supporting Option A, the RHNA methodology, but also
24 calling for the equity adjustment. It's so necessary to
25 improve this methodology's performance and in furthering

1 fair housing objectives.

2 We need to ensure that we're considering the
3 entire Bay Area in this process, including the 17
4 jurisdictions that are under the current proposed
5 methodology that without adjustment, would not receive
6 their proportionate share of very low and low-income
7 allocations.

8 The equity adjustment will help improve all Bay
9 Area residents have access to high-opportunity areas and
10 jurisdictions which would provide high-quality economic,
11 education, and environmental opportunity.

12 Newly-allocated homes would be allocated to
13 jurisdictions with quality jobs, adequate resources,
14 schools, and minimum pollution. It would help reduce
15 commutes and create opportunity for a bright and equitable
16 futures for residents who work for all kinds of jobs and
17 workers.

18 Currently many of our jurisdictions have severely
19 unbalanced jobs-to-housing fit. It's crucial that, in the
20 wake of the COVID-19 pandemic, as others have said, which
21 has laid bare the many inequities present in our social
22 safety net system, such as health, education, and housing,
23 we've pursued smart, data-driven policy that just makes
24 sense and is inclusive, community informed, and it is
25 transformative.

1 Thank you for your time.

2 CHAIR MITCHOFF: Thank you.

3 MR. CASTRO: Next speaker is Ken Chan.

4 Go ahead.

5 CHAIR MITCHOFF: You're on mute. Take yourself
6 off -- there you go.

7 KEN CHAN: I'm sorry. Can you hear me?

8 CHAIR MITCHOFF: Yes.

9 KEN CHAN: Okay. Great.

10 Hello members of the ABAG Regional Planning
11 Committee. Thank you for your continued leadership and
12 guidance as we continue to endure this pandemic together.

13 My name is Ken Chan, and I'm an organizer with
14 the Housing Leadership Council of San Mateo County. We
15 work with our community and leaders to produce and
16 preserve quality affordable homes.

17 We, at HLC, would like to echo what was already
18 previously mentioned by others today and voice our support
19 for ABAG's Proposed RHNA Methodology, Option 8A, using the
20 Plan Bay Area 2050 Households Baseline. However, as
21 others have said, the methodology could be further refined
22 with an equity adjustment to more fully meet the statutory
23 objective for affirmatively furthering fair housing.

24 As we look ahead to our future, one thing is
25 certain: We won't get very far if we do not plan for the

1 housing needs of the people in our communities. And it is
2 the people that makes this region what it is.

3 In the long run, nobody thrives if we price out
4 our children, who have the talent and skill to strengthen
5 our businesses. No one thrives if small businesses are
6 forced to close their doors because their rents are too
7 high, and they can't attract or retain a work force. And
8 no one thrives if families struggle to put a roof over
9 their heads and parents can't provide care for their
10 children.

11 This is an issue that matters to all of us, as a
12 region, as a whole. You have an incredible opportunity to
13 shape this region. And we urge you to support the
14 methodology 8A, with an equity adjustment, and to, again,
15 echo what was already stated.

16 We urge you to reject the alternatives, such as
17 changing the baseline that perform worse on the statutory
18 objectives' performance metrics.

19 Thank you.

20 CHAIR MITCHOFF: Thank you, Mr. Chan.

21 MR. CASTRO: Next speaker is Vicki Parker.

22 Vicki Parker, unmute yourself, please.

23 VICKI PARKER: I'm sorry.

24 CHAIR MITCHOFF: There you are. Go ahead. We
25 can hear you.

1 VICKI PARKER: Thank you. I'm sorry for that.

2 Vicki Parker. I'm Community Development Director
3 for the City of Novato. I just want to, as many other
4 speakers have, acknowledge the complexity and the
5 difficulty of the task and the enormous amount of effort
6 that ABAG staff and the HMC have put into development of
7 the methodology.

8 I also want to say that we generally support the
9 goals in the methodology, and especially the focus on
10 regional equity. We agree with comments, however, by
11 several other speakers, that we think the -- a focus on
12 natural hazards and other regulatory constraints, when
13 looking at land inventories, needs to be better
14 acknowledged. We have some suggestions for that, that we
15 put into our letter.

16 Specifically, though, I want to focus on one
17 thing, and that is -- our city's concern is that the use
18 of 2050 future households as the baseline does not
19 acknowledge the realities of missing or inadequate
20 infrastructure. By that I mean water, sewer, streets,
21 storm drains.

22 Using this future number, we feel, escalates the
23 growth far more quickly than our capital budgets and
24 programs can keep pace with. And we fully acknowledge
25 that this may be hard for some folks to understand. If

1 you're not on the front lines of small city budgeting and
2 priority setting, it doesn't necessarily make sense to
3 folks.

4 But our draft numbers mean that we would be asked
5 to provide two-and-a-half times our total 15-year
6 build-out. And we would be asked to produce it in eight
7 years. So half the time. So that may put it in some
8 perspective that that's really unrealistic to think that
9 jurisdictions can produce additional revenues to push
10 capital projects forward at double the pace. We simply
11 don't have the ability to produce new revenues.

12 We feel like use of 2050 households as the
13 baseline sets us up to fail. And we respectfully request
14 that the methodology instead utilize 2050 household growth
15 as that baseline. As it's been said by many others, none
16 of the methodologies are perfect.

17 We also agree that everyone has to do their part,
18 and we're very happy to do our part. However, use of
19 growth rates, instead of future households as the
20 baseline, would allocate RHNA at rates that are consistent
21 with Plan Bay Area.

22 MR. CASTRO: Thank you.

23 Our next speaker is Sidharth Kapur.

24 Go ahead.

25 SIDHARTH KAPUR: Hi. My name is Sid Kapur. I

1 live in Oakland, and I volunteer with YIMBY Action.

2 I just want to be here -- I'm here again, after
3 several meetings of this, to again say I support the 8A
4 proposed methodology. I would also support an adjustment
5 of -- targeted adjustments of housing away from
6 unincorporated areas and the equity adjustment that was
7 proposed by other groups.

8 As everyone has said so far, this is -- the
9 proposed methodology is really good. It has met all the
10 metrics that we wanted it to meet. And there is really no
11 reason to delay this decision anymore. Right?

12 Thank you.

13 CHAIR MITCHOFF: Thank you.

14 MR. CASTRO: Next speaker is Jordan Grimes.

15 Go ahead. Jordan Grimes, unmute yourself,
16 please.

17 JORDAN GRIMES: Yes. Good afternoon. My name is
18 Jordan Grimes. I'm a lead member of Peninsula for
19 Everyone. We're a grass roots housing advocacy group with
20 members from Daly City to Sunnyvale. I'm here to
21 reiterate our strong support for Option 8A.

22 Our members participate in many of the housing
23 methodology committee meetings, and we're very impressed
24 by both MTC and ABAG's staff, as well as the wide, diverse
25 range of input. Oftentimes, the only people who are able

1 to participate in meetings like these are affluent, white,
2 and older. And, thankfully, this was not the case during
3 this process.

4 Option 8A isn't perfect, but it is a very
5 reasonable compromise that begins to reverse the Bay
6 Area's unfortunate history of housing exclusion and
7 suburban sprawl.

8 I do also want to echo the comments in support of
9 the equity adjustment. Two other quick comments. No one
10 is being set up to fail here. Literally, every city can
11 meet their targets if they make the appropriate zoning,
12 permitting, and process changes. It's on them to do so.

13 And then just one last thing I'd like to note,
14 because I've heard it repeatedly, and I'm tired of hearing
15 it. Having a certified housing element does not mean
16 you're building your fair share of housing. It simply
17 means the city has managed to jump through one specific
18 bureaucratic hoop.

19 Menlo Park and San Mateo, the latter of which
20 I've spent my entire life in, have both added between 1-
21 and 2,000 units of housing over the last decade, while
22 adding more than 20,000 jobs in the same time frame. Both
23 have certified housing elements. And far too many other
24 cities in the Bay Area have similar ratios. I cannot
25 imagine anyone who would agree that they've done their

1 fair share.

2 Thank you.

3 CHAIR MITCHOFF: Thank you, Mr. Grimes.

4 MR. CASTRO: Next speaker is Salim.

5 Go ahead.

6 SALIM: Hi. I'm Salim. I'm a Bay Area native,
7 and I'm also a member of California YIMBY.

8 I support the HMC methodology with targeted
9 adjustments for unincorporated areas, and I'm also
10 supportive of the targeted adjustments for equity
11 concerns. So, you know, no one is perfectly happy with
12 the proposal. It's a compromise; right? You have a
13 region -- a whole region trying to find something that
14 works for everybody. So I understand that, you know, some
15 neighbors are not perfectly satisfied with what's on the
16 table. But I think it's as good as it can be, given how
17 much work has gone into it.

18 And, you know, I've heard some towns on this call
19 say that the RHNA numbers for them are much too large or
20 unfeasible. But you have to keep in mind, the scale of
21 the solution has to match the scale of the problem. We
22 know climate change is going to be one of the defining
23 problems of our generation. We're the first generation
24 that concede the crippling effects of climate change with
25 these forest fires. And we're the last generation that

1 can do something about it.

2 So I think building more housing where there are
3 jobs, building more housing in in-fill areas, instead of
4 creating more sprawl, those are all important goals.

5 And the other crisis that, you know, we have to
6 meet is the housing crisis. So I'm part of the younger
7 generation than I think maybe the majority of the people
8 on the call. And if I think about my friends, you know,
9 the majority of them either have moved back in their
10 family after college or they've moved to an area that's
11 more affordable; i.e., they had to leave the Bay Area.
12 It's not sustainable.

13 You know, the Bay Area has to be inhabitable for
14 our own children. Otherwise, they're going to, you know,
15 not be able to enjoy the same quality of life that we
16 have.

17 So I hope that when towns are disappointed with
18 the RHNA numbers that they have, they at least keep in
19 mind that this help them. This will help them with their
20 climate action plans. It will help them keep their own
21 children in their community. And I think that the
22 benefits of this definitely outweigh the cons.

23 Thank you.

24 MR. CASTRO: Our next speaker is Darrell Owens.

25 Go ahead.

1 DARRELL OWENS: Hi. Yes. I'm Darrell Owens.
2 I'm from Berkeley, California.

3 I just want to say that I support 8A for the
4 umpteenth time. I hope this is the last time I have to
5 call in and support 8A. I think the HMC is pretty clear.

6 I also support any methodology changes that shift
7 more of the housing closer to the west bay and
8 specifically shifted out of unincorporated areas. I think
9 it's not only important from an equity and climate
10 standpoint, but also from a feasibility standpoint.
11 That's where housing demand is the highest.

12 And so if you actually want many of these housing
13 allocations from the HCD to materialize, you want to put
14 it into places where demand is the most pent up. That
15 means that they won't sit there and be permitted and
16 unfilled. And that's going to overwhelmingly be on the
17 peninsula and San Francisco.

18 So I support item H8 -- or 8A.

19 CHAIR MITCHOFF: Thank you.

20 MR. CASTRO: Next speaker is Reyla Graber.

21 Go ahead.

22 REYLA GRABER: Okay. I would just like to add my
23 support to prior speaker Paul Foreman and his comments
24 regarding Alameda and some of its special characteristics,
25 which should be taken into account, when figuring the RHNA

1 figures. But I want to finish Mr. Edward Singh's letter
2 that I started reading previously. I'll just finish it.

3 Mr. Singh, from Alameda, says the RHNA
4 requirements stress proximity to major city centers. This
5 might have been a valid factor pre-COVID, but now that it
6 has been demonstrated that teleworking has greatly
7 decreased the need for proximity to the major city centers
8 and will inevitably create a need for more jobs in
9 professional, as well as service industries in more
10 outlying cities.

11 Such change in employment and housing-needed
12 characteristics should be reflected in the process of
13 determining RHNA requirements for Bay Area cities. Even
14 discounting potential changes in employment centers due to
15 COVID, giving more weight to proximity to major business
16 centers is somewhat tenuous. As pre-COVID, over 400,000
17 commuters used mass transit to commute from outlying
18 cities into the major business centers.

19 Mr. Singh finishes by saying, "I fully support
20 the concept of social equity. However, I ask that you
21 consider Paul Foreman's and my concerns and viewpoints
22 regarding the proposed RHNA requirements for Alameda, city
23 of."

24 Thank you.

25 CHAIR MITCHOFF: Thank you.

1 MR. CASTRO: Our next speaker is Sam Deutsch.

2 Go ahead.

3 SAM DEUTSCH: Hi. My name is Sam Deutsch, and
4 I'm a San Francisco resident and also a member of YIMBY
5 Action. And I'm calling to support the HMC methodology
6 and furthermore support the equity and unincorporated area
7 adjustments as well. I mean, we've had so many of these
8 meetings already, and I've already voiced my support for,
9 you know, putting more housing in places that are
10 affluent, have good transit, have good climate, and are
11 lower density than they should be.

12 But, also, I want to respond to a comment I heard
13 earlier about, oh, you know, we don't have the
14 infrastructure for this, blah, blah, blah. If you look at
15 Prop 13, the fact that so much of our housing stock was
16 built so long ago, is artificially depressing the amount
17 of property tax that can be collected and that can be
18 spent on infrastructure. So regardless of your opinion of
19 Prop 13, it's the reality we face.

20 And as a result, the only way to adequately fund
21 new infrastructure is to build a ton of more new housing
22 that is assessed at market rate for taxing. So I find
23 that to be an incredibly specious argument and one that
24 does not hold up to any scrutiny.

25 And, yeah. Just reiterating my support for the

1 HMC methodology and building more housing in the Bay Area.

2 Thank you.

3 CHAIR MITCHOFF: Thank you.

4 MR. CASTRO: Next speaker is Kevin Ma.

5 Go ahead.

6 KEVIN MA: Hello. My name is Kevin Ma. I'm a
7 resident of Palo Alto and Santa Clara County.

8 I support the HMC's proposal for 8A. It was
9 created in a well-done consensus manner. And I do agree
10 that there should be a few equity adjustments, and there
11 should be changes regarding -- for some of the
12 unincorporated methodology.

13 The question -- the issue with unincorporated is,
14 it's such a wide bucket for a lot of different communities
15 that I would like, perhaps in the future, to be broken
16 down based on census-designated places. For instance, in
17 Santa Clara County in particular, we have Coyote Valley
18 and Coyote Creek, which is in the unincorporated areas,
19 which people do want to protect. But we also have places
20 around Stanford, which are much more likely to have
21 infill. But currently, they're all bucketed as
22 unincorporated.

23 So there are quite a few adjustments that need to
24 be done. There's a few equity adjustments that should
25 also be done, in the sense that we should be furthering

1 anything to do with affirmative -- affirmatively fair
2 housing.

3 That being said, I also -- for all those speakers
4 who talk about, "We can't build." We're still in a
5 housing crisis. And telework isn't going to help the
6 people who currently are searching for housing, searching
7 for jobs, when their rent is still due.

8 Out of all of these projections, we're still
9 projecting quite a bit of people rent-burdened. That is
10 honestly immoral for our -- for the region we live in.
11 Despite us being in the richest part of America, we should
12 be building housing so that everyone can have a decent
13 place to work and live, rather than everyone just
14 defending their property values, in the sense that, "I
15 just don't like neighbors."

16 Thank you.

17 CHAIR MITCHOFF: Thank you.

18 MR. CASTRO: Next speaker is Cherie L. Jensen.

19 Cherie L. Jensen, go ahead.

20 CHERIE L. JENSEN: Hi. The allocation of 2,100
21 dwelling units to Saratoga is made by people who have not
22 done the careful work of planning and sighting homes in
23 our city. Fully half of Saratoga consists of steep hills,
24 with extreme fire danger, ongoing soil creep, landslides,
25 fault zones and traces. It has high rainfall, compared to

1 the valley floor.

2 The other half of our land is in what is called
3 the "Forebay," meaning that we must leave open land to
4 percolate rainfall and recharge our aquifer. Unlike San
5 Francisco and the East Bay, which have commandeered
6 substantial sierra water supplies, not us. 50 percent of
7 our local water comes from our local sources. Hence, this
8 forebay system is vital to our life.

9 As a planner by profession for San Jose and for
10 the county of Santa Clara, we saw well from the early '70s
11 what a critically important task this was. We learned the
12 hard way the lessons of building homes on landslides and
13 faults. Boulder Creek Homes built a large subdivision in
14 the San Jose eastern hills. The land began to collapse.
15 Houses collapsed. Utilities had to be built above ground,
16 so when they failed, it was visible and could be fixed
17 right away.

18 Homes were rebuilt over and over, as they
19 continued collapsing, with all the families losing just
20 about everything. The roads were continually rebuilt.
21 Successive homeowners lost everything. The public paid
22 and paid and paid for this mistake. Simoni Drive was the
23 next to fall.

24 Eventually the geotechnical work for both sides
25 of our valley showed that our hillsides are pretty much

1 unstable. In addition, they are extreme high-fire danger.

2 In the city of San Jose and in the county, we
3 drew the urban limit lines at the 15 percent slope to keep
4 the development out of these risky areas. Saratoga had
5 come slightly later, about 1980, to the lower densities in
6 these highly unstable lands. And through citizen
7 initiatives, we lowered the density. We had to. It was
8 costing us a fortune to rebuild the roads and deal with
9 the legal liabilities.

10 The flatter lands of Saratoga were designated by
11 the Santa Clara Valley Water Agency as forebay, based on
12 their value in percolating the rainfall into our aquifer.
13 Some other cities in the county also have some forebay
14 lands. All these forebay lands play a vital role in
15 restoring our aquifers for the whole county, so they can
16 hold our water. 50 percent of our county's water comes
17 from this system.

18 To accommodate this process, Saratoga has had a
19 hardscape limit on development that is 30 percent per
20 parcel. This proposal -- (multiple speakers speaking at
21 once).

22 CHAIR MITCHOFF: Ms. Jensen, that's three
23 minutes. Thank you.

24 MR. CASTRO: The next speaker is Rob Nielsen.

25 Go ahead.

1 (Brief interruption.)

2 ROB NIELSEN: Hello?

3 Hello? I've got some cross-talk here, but my
4 name is Rob Nielsen. I live in Palo Alto and want to
5 support the 8A from the methodology committee. I attended
6 several of the meetings this summer/fall, and I'm very
7 impressed by all the hard work that was done, and the back
8 and forth to reach a compromise that met all your
9 statutory requirements.

10 I want to particularly point out the high
11 opportunity requirement. Since I moved here 37 years ago,
12 there's been less and less opportunity for many people
13 just because of the high cost of the housing. And I'm
14 glad you want to start tackling that issue so that you
15 provide more opportunities for all people to live here and
16 to add to the benefits of the Bay Area. And I'm glad
17 you're taking some steps to correct it.

18 So thank you very much.

19 CHAIR MITCHOFF: Thank you.

20 MR. CASTRO: Our last speaker is Adam Buchbinder.

21 Go ahead.

22 ADAM BUCHBINDER: Hello. Hi. I'm Adam
23 Buchbinder. I'm a planning commissioner in the City of
24 Campbell. I'm speaking only for myself here.

25 As a commissioner, I'm quite familiar with

1 Campbell. The idea that we shouldn't have an ambitious
2 housing target because we're mostly single-family zoned is
3 downright nonsensical. The housing need doesn't care
4 about our zoning map. If the zoning map doesn't support
5 the need, the map has to change. This is what the housing
6 element process is for. This is what the General Plan
7 update -- which we are in the middle of in Campbell -- is
8 for. It is morally horrible to place the esthetic whims
9 of the past over the desperate needs of the present.

10 The HMC proposal is the result of the kind of
11 collaborative decisionmaking and compromise that we're all
12 in favor of. It's perfectly reasonable to make targeted
13 adjustments to, for example, reduce allocations in
14 unincorporated areas. But doing anything major, like
15 changing the baseline growth metrics, undermines their
16 work and will most certainly lead to worse outcomes.

17 This is an inherently contentious process, but
18 it's vital that we find a way forward. HMC has provided
19 that. I encourage ABAG to use it.

20 Thank you for your time.

21 CHAIR MITCHOFF: Thank you.

22 MR. CASTRO: Chair Mitchoff, this is Fred. Two
23 additional members of the public have raised their hands.

24 CHAIR MITCHOFF: Go ahead, please.

25 MR. CASTRO: Yes. Next speaker is Joanna.

1 Go ahead. Joanna, please unmute yourself.

2 JOANNA GUBMAN: Sorry.

3 Hi guys. My name is Joanna Gubman, and I'm a
4 colead with Urban Environmentalists. And I'm just calling
5 in out of my workday to say that we support the HMC
6 proposal.

7 It's also illegal to base our plans on regulatory
8 constraints like existing land use restrictions because it
9 reenforces exclusionary patterns.

10 Thanks very much for listening.

11 CHAIR MITCHOFF: Thank you very much.

12 MR. CASTRO: And our last speaker is Zac Bowling.
13 Go ahead.

14 ZAC BOWLING: Hi there. I'm a resident of
15 Alameda, and I wanted to voice my disagreement with the
16 statements by Paul Foreman.

17 Alameda is not unique, when it comes to natural
18 hazards, compared to the rest of the Bay.

19 And I also wanted to voice my support of the HMC
20 proposal.

21 Thank you.

22 CHAIR MITCHOFF: Thank you.

23 Fred, I'm understanding there are no more public
24 speakers?

25 MR. CASTRO: There are no other speakers with

1 their hands raised.

2 I do have a list of public comments that were
3 received, written comments, and I'd like to read those
4 names, please.

5 CHAIR MITCHOFF: Yes. Please do.

6 MR. CASTRO: David Howard, Paul Foreman, Public
7 Advocates, Singh Bardin, Valley A. Ebert, Corte Madera,
8 Edward Singh, Public Advocates, and Danielle Stang.

9 Thank you.

10 CHAIR MITCHOFF: All right. With that, I will
11 close the public hearing.

12 And Mr. Mahoney, that just means --

13 COMMITTEE MEMBER ROMERO: Madam Chair?

14 CHAIR MITCHOFF: Go ahead.

15 COMMITTEE MEMBER ROMERO: Madam Chair, may I just
16 make a comment? I know I wanted to reserve two minutes of
17 my time here at the end.

18 CHAIR MITCHOFF: Sure.

19 COMMITTEE MEMBER ROMERO: So I, too, want to just
20 support 8A and an equity adjustment to 8A to affirmatively
21 further fair housing in the nine-county Bay Area. I think
22 it is essential to do that.

23 Let us remember that 8A is a compromise from 6A,
24 as many of the speakers have said. It took us a while to
25 get here. We agreed on that. And any wholesale change to

1 this process, and/or another option at this point, really,
2 would serve neither the public, nor, for that matter, any
3 of us and any of the residents of the nine-county Bay Area
4 because it would not have been a vetted discussion.

5 And more importantly, there is no way that any
6 other option introduced today would be able to have the
7 widespread discussion, and ultimately approval of, as you
8 heard today, many of those folks speaking. So, again, I
9 urge that we do move forward with 8A, with an equity
10 adjustment.

11 And certainly, lastly, I'll say, I was really
12 pleased to hear Greenbelt Alliance speak in favor of 8A.
13 And, certainly, I know that our staff is working quite
14 diligently with the three counties that have concerns
15 about the allocation of units to the unincorporated areas.
16 And I think that that issue is surmountable by utilizing
17 our staff's smarts, as well as applying and approving 8A.

18 Thank you.

19 CHAIR MITCHOFF: Thank you, Carlos.

20 All right. Now I will close the public hearing.

21 Just as a reminder for anyone listening in, who
22 wants to comment, you have until November 27th. And the
23 information on how to do so is on the website.

24 All right. We're going to move on to --

25 COMMITTEE MEMBER BONILLA: Madam Chair, Rick

1 Bonilla. If I may, now that I have heard extensive public
2 comment, I'd like to make a final statement.

3 CHAIR MITCHOFF: Fine. And I see Melissa --

4 COMMITTEE MEMBER JONES: Likewise --

5 CHAIR MITCHOFF: But you've commented already.

6 Well, go ahead, Rick. Please keep it short.

7 We've got another hearing.

8 COMMITTEE MEMBER BONILLA: Thank you. Of course.

9 I just want to say, having heard extensive public
10 comments, I just want to add that after undergoing and
11 being a member of and taking a part in the decisionmaking
12 with the Housing Methodology Committee, which was a long
13 and really informing process, I believe that we came forth
14 with the best recommendation possible, that will go and do
15 the best at meeting the housing -- the affirmatively
16 further fair housing mandate, and will meet the goals
17 necessary to provide the housing that we need in the
18 locations where we need it.

19 I understand other jurisdictions have some
20 issues. Those can be worked through. I believe that
21 we're going to be able to go forward, though, with this.

22 And I recommend for everybody to -- if you don't
23 understand it, please take a closer look. This is a great
24 option.

25 Thank you very much.

1 CHAIR MITCHOFF: Thank you.

2 And Melissa.

3 COMMISSIONER JONES: Yes. And also having heard
4 public comment, I want to lend my support as well to the
5 equity enhancement proposed to 8A. You know, we are
6 living through perhaps the most fundamental demonstration
7 of the inequities in our system. The pandemic has had a
8 huge percentage of the population working from home and
9 many more in the very jobs that would qualify folks for
10 affordable housing out at work and exposed.

11 This is a moment where the least we can do, I
12 think, is make sure that we have a strategy that gets us
13 to full affordable housing for those people who have
14 worked so hard.

15 And the existence of exclusionary communities
16 that have benefitted from the hard work of those families,
17 it really is time to figure out how those exclusionary
18 communities start to create the housing in their
19 communities for the families whose labor they benefit
20 from.

21 CHAIR MITCHOFF: Thank you.

22 David Rabbit.

23 COMMITTEE MEMBER RABBIT: Thank you very much,
24 Madam Chair. I just want to make sure, once again, I get
25 this on the record. And I want to thank staff and the

1 members of the Housing Methodology Committee.

2 I am supportive of the preferred methodology
3 moving forward. Of course, I do remain concerned about
4 the errors in urban (inaudible). I know that our staff is
5 working on that. We -- you know, for instance, in our
6 county, it identifies high-density housing assumptions in
7 graveyards and floodways and rural recreation lands many
8 miles from services. There's 20 instances of that in our
9 county alone; adjacent to freeways, with high pollution
10 emission rates; industrial lands adjacent to noxious land
11 uses; or within high wildfire areas. And I can't tell you
12 how important that is to this county that has now had five
13 major wildfires in the last three years and has burned
14 some 300,000 acres of land and nearly 9,000 total
15 structures.

16 Our population has actually decreased since the
17 first major wildfire. And that is significant, and we
18 look forward -- we are open to building. We are providing
19 incentives. We just put \$10 million into a housing fund
20 to keep moving forward on city center growth.

21 There's nearly a thousand percent increase in the
22 cycle's allocation for the unincorporated county of
23 Sonoma. That growth can only occur where services are;
24 Basically, water and sewer. That's very few places.

25 And we just want to make sure that we correct --

1 we are more than willing to take our share. We are more
2 than willing to push ourselves, like we always have. We
3 want to make sure that we're doing it with correct,
4 error-free data, or as little errors as possible going
5 forward.

6 And we want to make sure that we cannot
7 contradict our other goals of greenhouse gas emissions'
8 reductions. Because sometimes, that's what happening in
9 higher numbers in the unincorporated area.

10 And I will add one last thing, that's a
11 relatively new development. And I think every county, at
12 some point, is going to find this out. The safe road
13 standards that you need to get approved by the California
14 Department of Forestry have all been stopped. And that
15 means that you cannot build a building on a nonstandard
16 street, of which the unincorporated counties around the
17 Bay Area probably have thousands and thousands of miles,
18 unless you improve that street segment all the way down to
19 the next safe street getting towards a fire station.

20 This is prohibitively expensive, and it will be a
21 state issue for probably some years to come. I don't know
22 what the right answer is. But I know that it's going to
23 prohibit a lot of growth in unincorporated areas.

24 So, again, I just want to make sure that the
25 errors are going to be corrected before we move forward,

1 and if staff can just talk again about how that is going
2 to get factored in. That, and I know that the sphere of
3 influence of which we think we -- will work in this
4 county, with the City of Santa Rosa and some of those
5 areas that are going to shortly be annexed, to make sure
6 that we have that mix just right, we're pushing for more
7 housing. We want more housing. We just want to make sure
8 that we're not at odds with ourselves or the RHNA numbers.

9 Thank you.

10 CHAIR MITCHOFF: Thank you, David.

11 I'm not seeing any other raised hands. Let me
12 check one more time. Nope. Okay.

13 I am now going to close the public hearing. And
14 we are moving on to item 6B.

15

16 (PUBLIC COMMENT ON AGENDA ITEM 6B)

17

18 CHAIR MITCHOFF: For the sake of time, I really
19 don't -- does anybody want a staff presentation, or would
20 you like to go directly to comments of the commissioners
21 and the public?

22 COMMITTEE MEMBER EKLUND: Madam Chair, I don't --
23 we had a presentation at the last meeting. So is it
24 possible for us to go to public comment and then
25 discussion?

1 CHAIR MITCHOFF: That's what I was hoping for, is
2 that we've all -- Susan, you're okay with that?

3 COMMITTEE MEMBER ADAMS: I'll second that. Yes.

4 CHAIR MITCHOFF: All right. Wonderful. We are
5 all on the same page.

6 All-righty. And I want to thank staff. That
7 doesn't take away from all the hard work you've done.

8 Matt, do I need to repeat everything I said
9 before, relative to the court reporter and the county or
10 the code section and everything? I -- this one -- the
11 Government Code section actually is one digit off. It's
12 65584.03(C).

13 And, again, on this one, we can accept and will
14 be accepting any mailed-in comments until November 27th.

15 So with that, are there any commissioner
16 committee member comments before we go to the public
17 hearing?

18 MR. CASTRO: Chair Mitchoff, this is Fred. Could
19 I just confirm that the court reporter is still with us?

20 CHAIR MITCHOFF: Yes.

21 THE REPORTER: I am here.

22 CHAIR MITCHOFF: How are you doing?

23 (Discussion held off the record.)

24 CHAIR MITCHOFF: All right. Let us go directly
25 to public comment. Again, you will have three minutes to

1 make your comments.

2 Fred, do we have members of the public who wish
3 to speak?

4 MR. CASTRO: At this point, there are no raised
5 hands from the attendees --

6 COMMITTEE MEMBER BONILLA: Madam Chair -- I mean,
7 Fred.

8 I do have a question about the material that is
9 presented, before we go to comments. I think it's
10 important.

11 CHAIR MITCHOFF: All right. Go ahead, Rick.

12 COMMITTEE MEMBER BONILLA: On the subregions, if
13 we look at the slide -- what is it? The slide that shows
14 the subregions and the amounts, their total allocations.

15 If we look at Napa County, and in paragraph
16 three, on the page above, it says that there will be no
17 harm, nor benefit to member jurisdictions. And yet, if we
18 look at the allocation totals, Napa County shows 3,436 on
19 slide four of this presentation. Yet, if you look at the
20 subregion, I mean, as the regional -- the regular share,
21 it shows 3,816. Okay? And I think this might be an
22 error. Because when I look at the same information for
23 Solano County, those two numbers are the same.

24 CHAIR MITCHOFF: Staff, can you address that
25 concern?

1 MS. ADAMS: So I'm not sure where you're looking
2 at the larger number, the 3,800.

3 COMMITTEE MEMBER BONILLA: Slide three of the
4 presentation for this item.

5 MS. ADAMS: Okay.

6 COMMITTEE MEMBER BONILLA: Okay. If you look at
7 the bottom bullet point. It says that this confers no
8 harm, nor benefit.

9 Go to the next slide. Okay. If you look at the
10 total allocation for Napa and Solano. Solano County, the
11 total allocation, there is no change between this and the
12 regular allocation shown on the presentation. The numbers
13 are both 11,906.

14 On Napa County, here it shows 3,436. But on the
15 regular allocation, it shows 3,816.

16 MS. ADAMS: So the reason -- I'm sorry. I wasn't
17 sure what other number you were referring to, but it's
18 from the previous presentation.

19 So the reason for that is because not all of the
20 jurisdictions in Napa County are part of the subregions.

21 COMMITTEE MEMBER BONILLA: Okay. You left it
22 out. All right.

23 MS. ADAMS: Yeah. So if you look at slide number
24 two of the subregions' presentation, you'll see that
25 Calistoga and St. Helena are participating in the regional

1 process, not the subregion process.

2 COMMITTEE MEMBER BONILLA: Thank you. Just
3 checking. Thank you very much.

4 CHAIR MITCHOFF: All right. Great question.
5 Thank you for the clarification.

6 All right. We're going to go to public comment.
7 Take care. Julie said she had to drop off, I
8 saw, and I'm, like, "Take care, Julie."

9 But, anyway, let's go ahead with public comment.

10 Fred, you said there hasn't -- weren't anybody --
11 there weren't any individuals who wished to provide public
12 testimony on this item. Just confirming that.

13 MR. CASTRO: That is correct. No hands raised.

14 CHAIR MITCHOFF: Then would you go ahead and read
15 if there have been written comments made?

16 MR. CASTRO: The comments -- the names of the
17 people who submitted public comments were mostly for 6A.
18 And I think there was one for 6B, but I can't find that
19 reference. But those were the only submitted public
20 comments that we received for item 6.

21 CHAIR MITCHOFF: All right. Then, Monica, you're
22 just happy. Okay. And I -- okay. So with that --

23 COMMITTEE MEMBER BROWN: It's not (inaudible)
24 right. And it's coming across, at least in Solano County,
25 as noise.

1 CHAIR MITCHOFF: What is that? You're hearing
2 some background noise? Okay. Well, we're almost
3 finished. So that's the good news.

4 So, again, to reiterate, there were no
5 individuals of the public who wish to testify, and
6 Mr. Castro read into the record those who have given
7 written comment.

8 Again, reiterating, anyone can provide written
9 comments through November 27th, 2020.

10 And with that, I will close that public hearing
11 on 6B.

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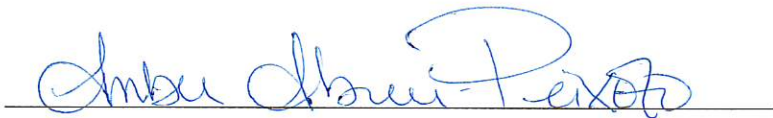
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CERTIFICATE OF REPORTER

I, AMBER ABREU-PEIXOTO, hereby certify that the said proceedings were taken in shorthand by me, a Certified Shorthand Reporter of the State of California, and was thereafter transcribed into typewriting, and that the foregoing transcript constitutes a full, true, and correct report of said proceedings to the best of my ability which took place via an electronic platform;

That I am a disinterested person to the said action.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of December, 2020.



AMBER ABREU-PEIXOTO, CSR No. 13546